Draft

ENVIRONMENTAL ASSESSMENT

for the Proposed Construction of a New Federal Courthouse
in Downtown San Antonio, Bexar County, Texas

1940s Postcard of U.S. Post Office and Courthouse on Houston Street

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TABLE OF CONTENTS

TABLE OF CONTENTS (cont'd.)

TABLE OF CONTENTS (cont'd.)

LIST OF FIGURES

LIST OF TABLES

EXECUTIVE SUMMARY

This environmental assessment (EA) has been prepared in accordance with Section 102 of the National Environmental Policy Act (NEPA) of 1969 (42 United States Code [USC] 4321 to 4370d), as implemented by the regulations promulgated by the Council on Environmental Quality (CEQ) (40 Code of Federal Regulations [CFR] §1500-1508). The principal objectives of NEPA are to ensure the careful consideration of environmental aspects of proposed actions in federal decision-making processes and to make environmental information available to decision makers and the public before decisions are made and actions are taken. Additionally, this EA follows the General Services Administration (GSA) NEPA guidelines, namely GSA Order ADM 1095.1F and the Public Buildings Service (PBS) NEPA Desk Guide, both dated October 1999.

Purpose and Need

Based on the Long-Range Facility Plan for the U.S., Federal Courts, Western District of Texas, the purpose of the proposed action is to meet the court's 10-year projected needs for additional judgeships in San Antonio, and by the need to consolidate space to improve efficiency. The existing John H. Wood, Jr. U.S. Courthouse is not large enough to house the entire court as it exists and agencies supporting the court have been forced to move to the nearby federal building. There is not enough room at the courthouse for either of the two circuit judges residing in San Antonio. The existing courthouse has limited space for senior judges. Three of the four district judges in San Antonio will be eligible to take senior status within 10 years. As those judges elect to take senior status, they will be required to surrender their courtrooms and chambers to replacement judges. The only space in the courthouse for senior judges to move to is a visiting chambers and courtroom, which is inadequate for three judges plus the visiting function. Based on caseload projections and long range planning, the Judiciary predicts that one additional district judge and two additional magistrate judges will be authorized for San Antonio in the next 10 years. The number of district judges will increase from four to five. The number of magistrate judges will increase from three to five. There will be a concurrent increase in district support staff and supervision officers to manage the increased caseload. There is no space in the current courthouse for the resultant new judges and staff. The lack of space at the existing courthouse also compromises security for judges, court staff, attorneys, jurors and other court participants. The U. S. Marshals Service is split between two locations, the courthouse and the federal building. The existing courthouse also does not have prisoner sallyports, holding cells, secure corridors, or secure elevators that are compliant with the court's and marshals' respective design guides.

In an effort to satisfy the purpose and need for the proposed action, several guidelines were developed to compare and contrast alternative ways of fulfilling the objectives of the proposed action. Those specific guidelines include:

(1) Provide a space/facility that meets the needs of the U.S. Federal Courts and the community.
(2) Provide a space/facility that satisfies the necessary design criteria.
(3) Provide a space/facility that allows for maximum efficiency between courts and court-related agencies.
(4) Provide a space/facility solution within the San Antonio Central Business District that provides a positive influence on local development/redevelopment.
(5) Provide the required space/facility, while minimizing disruption of current federal activities.
(6) Provide a space/facility solution that minimizes impact to the environment.
(7) Provide an overall space/facility solution in a cost-effective manner.
(8) Should a new site be necessary, a majority of the overall site should be available for acquisition by the GSA.

Proposed Action and Alternatives

Several alternatives were initially developed in an effort to satisfy the purpose and need for the project but were eventually eliminated from consideration because they did not satisfy the established purpose and need guidelines. Those alternatives eliminated from consideration include:

- Renovation of the Existing Courthouse
- Renovation and Use of Another Facility/Structure
- Lease space

Additionally, construction of a new Federal Courthouse was considered as an alternative. As part of the planning process, several potential sites were identified and eliminated from consideration because they did not fully satisfy the purpose and need guidelines identified earlier. These sites included the: City Site (near City Hall), K-Mart Site, Television Site, Existing Courthouse Site, Existing Government Parking Site, Motor Bank Site, Annex Jail Site, Fox Tech Site, Sunset Site, San Antonio ISD Site, Non-CBD Site 1, Non-CBD Site 2, San Antonio Housing Authority Site, Hemisfair Site 1, and the Hemisfair Site 3.

Three additional sites identified were, however, considered feasible for the potential construction of a new Federal Courthouse in San Antonio. These three sites included the: River Site, Hemisfair Site 2, and the River Site (Figure ES-1).

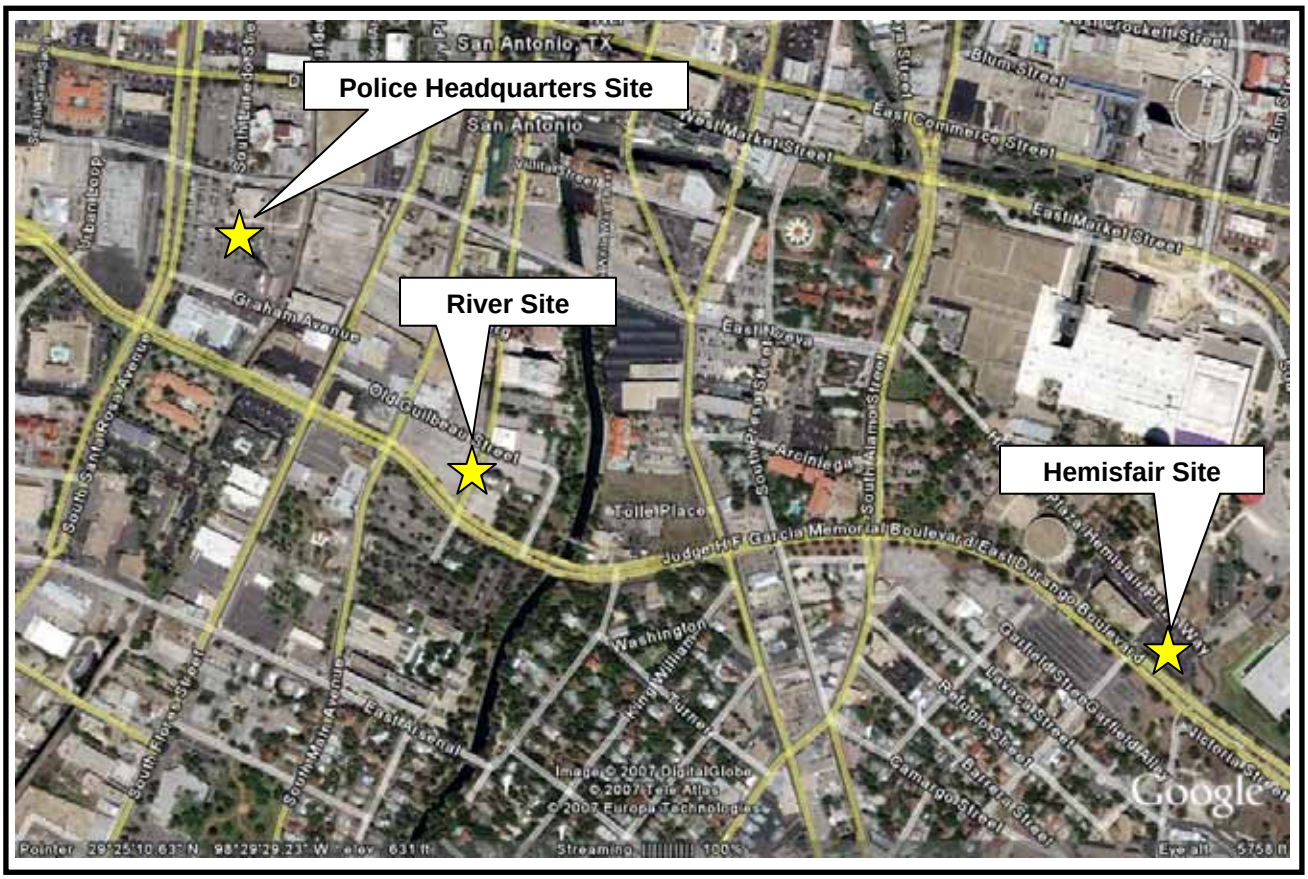


Figure ES-1. Alternative Site Locations.

Construction of a new Federal Courthouse at one of these three sites fully satisfies the established purpose and need guidelines and were therefore carried forward for detailed analysis in this EA. The no action alternative does not satisfy the guidelines; however, pursuant to NEPA, the no action alternative has been carried forward as the baseline to which potential impacts of the alternative can be measured. As a result, the following alternatives are considered in this EA:

- No Action
- Construction and Operation of a New Federal Courthouse at the River Site
- Construction and Operation of a New Federal Courthouse at the Hemisfair Site 2
- Construction and Operation of a New Federal Courthouse at the Police Headquarters Site

Existing Environment

In accordance with CEQ regulations (§1500.4 and §1501.7), issues to be addressed or important issues relating to this proposed action are identified through scoping. For this EA, internal scoping, as defined by Section 4.1.4 of the PBS NEPA Desk Guide, was conducted, along with preliminary public interest in the site selection process. Those issues identified include: hazardous materials and substances; socioeconomics (including environmental justice); public services and utilities; hydrology; land use and zoning; traffic, transportation, and parking; air quality; noise; and cultural and historic resources.

Environmental Consequences

The following table (Table ES-1) provides a summary of the environmental consequences associated with implementing the proposed action through the selection of the three action alternatives or selecting the no action alternative. As demonstrated in Table ES-1, selection of the River Site would be expected to result in a significant impact to historic properties. Selection of any of the other alternatives would be expected to result in no significant impacts to the environment.

Table ES-1. Alternatives Comparison Matrix Summary.

Environmental Attributes (Threshold Criteria)	Alternatives			
	No Action	**River Site**	**Hemisfair Site 2**	**Police Headquarters Site**
Hazardous Materials and Waste				
(Significant hazardous materials and/or waste generated as a result of construction activities?)	No	No	No	No
(Existing hazardous materials and/or waste issues at the site based on federal and state database searches?)	No	No	No	No
Socioeconomics (including Environmental Justice)				
(Results in significant change in area employment, income, and/or housing characteristics?)	No	No	No	No
(Action occurs in an area considered to be minority in nature?)	No	No	No	No
(Action occurs in an area considered to be low-income in nature?)	Yes	Yes	Yes	Yes
(Results in Environmental Justice Impacts?)	No	No	No	No
(Results in likely impacts to area tourism?)	No	No	No	No
Public Services and Utilities				
(Results in excessive strain or demand on existing facilities and/or infrastructure?)	No	No	No	No
Hydrology				
(Results in impacts to surface water features?)	No	No	No	No
(Results in stormwater run-off in excess of defined limits?)	No	No	No	No
(Results in impacts to groundwater resources?)	No	No	No	No
(Results in development within the defined 100-year flood zone?)	No	No	No	No
Land Use and Zoning				
(Action could be in conflict with existing and/or planned land use of the site?)	No	No [1]	No	No
(Action could be in conflict with existing and/or planned land use of the immediate surrounding area?)	No	No [1]	No	No
(Action is in conflict with prevailing zoning designations?)	No	No	No	No
Traffic, Transportation, and Parking				
(Results in significant impact to area traffic and transportation routes?)	No	No	No	No
(Results in parking requirements that could not be adequately met?)	No	No	No	No
Air Quality				
(Results in an increase above de minimis standards?)	No	No	No	No
Noise				
(Results in unacceptable short-term levels at nearby sensitive receptors?)	No	No	No	No
(Results in long-term increases to unacceptable levels?)	No	No	No	No
Cultural and Historic Resources				
(Results in significant impact to archeological resources?)	No	No [2]	No	No
(Results in significant impact to historic architectural properties?)	No	**Yes** [3]	No [3]	No [3]

1 - Although not significant, based on the adopted 1999 Downtown Neighborhood Plan, it appears that development of a new Federal Courthouse (as described in Section 2.3.2.1) at the River Site could be interpreted as being in conflict with the adopted land use vision for the site and the immediate surrounding area.

2 - An archeological survey would be conducted prior to ground-disturbing or other construction activities to insure no impacts to archeological resources that may be present at the site.

3 - GSA would consult with the SHPO and interested parties as required under Section 106 of the NHPA to take into account the potential effects to historic properties as a result of this undertaking.

SECTION 1.0
PURPOSE AND NEED

This environmental assessment (EA) has been prepared in accordance with Section 102 of the National Environmental Policy Act (NEPA) of 1969 (42 United States Code [USC] 4321 to 4370d), as implemented by the regulations promulgated by the Council on Environmental Quality (CEQ) (40 Code of Federal Regulations [CFR] §1500-1508). The principal objectives of NEPA are to ensure the careful consideration of environmental aspects of proposed actions in federal decision-making processes and to make environmental information available to decision makers and the public before decisions are made and actions are taken. Additionally, this EA follows the General Services Administration (GSA) NEPA guidelines, namely GSA Order ADM 1095.1F and the Public Buildings Service (PBS) NEPA Desk Guide, both dated October 1999. In accordance with CEQ regulations (§1502.13), this section of the EA briefly specifies the underlying purpose and need to which the GSA is responding in proposing the alternatives for implementing the proposed action.

1.1 PROPOSED ACTION

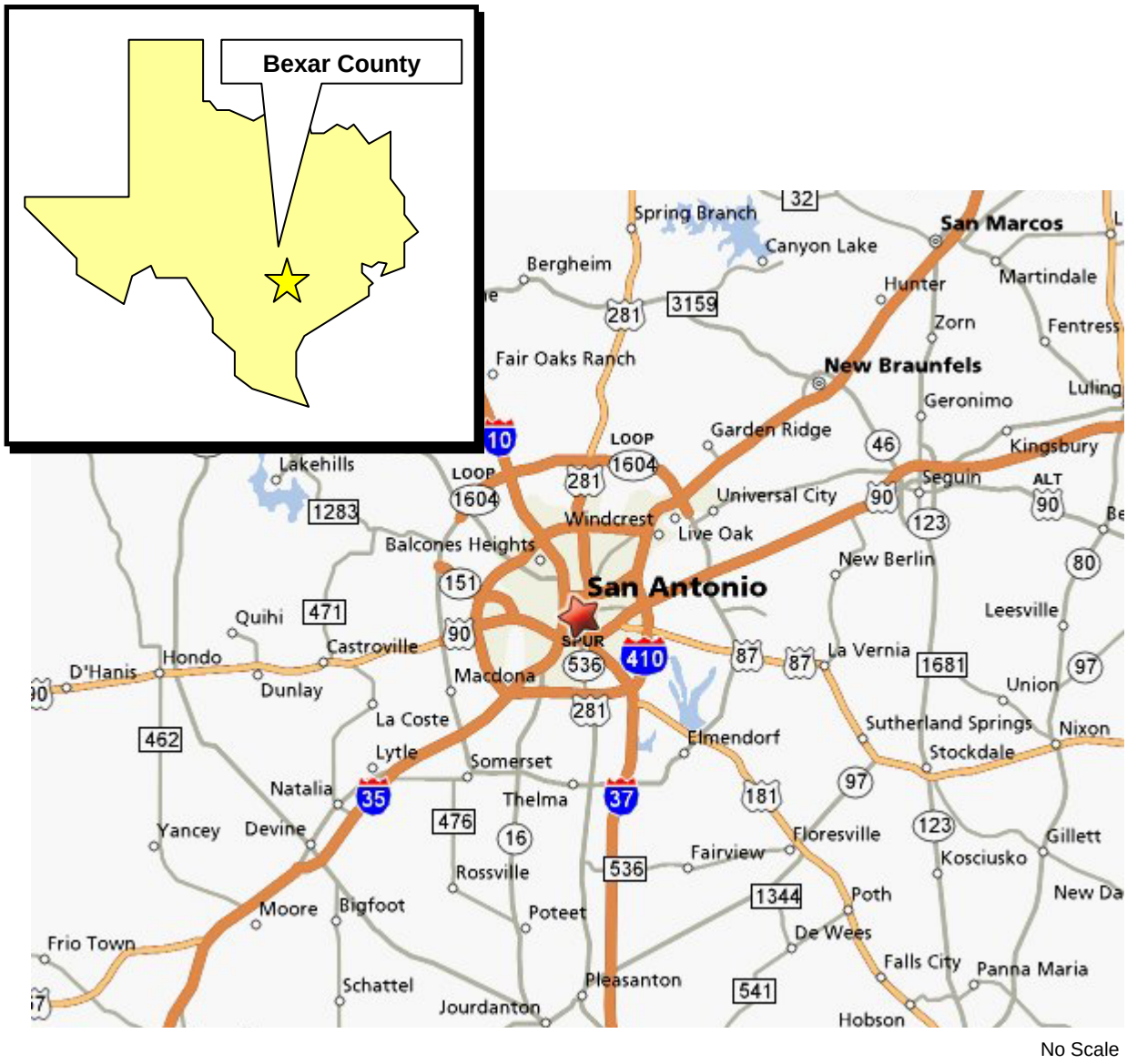
The GSA proposes to meet the 10-year occupancy needs and the 30-year design needs of the U.S. Federal Courts, Western District of Texas, in San Antonio, Bexar County, Texas (Figure 1-1).

1.2 PURPOSE AND NEED FOR THE PROPOSED ACTION

Based on the Long-Range Facility Plan for the U.S., Federal Courts, Western District of Texas, the purpose of the proposed action is to meet the court's 10-year projected needs for additional judgeships in San Antonio, and by the need to consolidate space to improve efficiency. The existing John H. Wood, Jr. U.S. Courthouse is not large enough to house the entire court as it exists and agencies supporting the court have been forced to move to the nearby federal building. There is not enough room at the courthouse for either of the two circuit judges residing in San Antonio. The existing courthouse has limited space for senior judges. Three of the four district judges in San Antonio will be eligible to take senior status within 10 years. As those judges elect to take senior status, they will be required to surrender their courtrooms and chambers to replacement judges. The only space in the courthouse for senior judges to move to is a visiting chambers and courtroom, which is inadequate for three judges plus the visiting function. Based on caseload projections and long range planning, the Judiciary predicts that one additional district judge and two additional magistrate judges will be authorized for San Antonio in the next 10 years. The number of district judges will increase from four to five. The number of magistrate judges will increase from three to five. There will be a concurrent increase in district support staff and supervision officers to manage the increased caseload. There is no space in the current courthouse for the resultant new judges and staff. The lack of space at the existing courthouse also compromises security for judges, court staff, attorneys, jurors and other court participants. The U. S. Marshals Service is split between two locations, the courthouse and the federal building. The existing courthouse also does not have prisoner sallyports, holding cells, secure corridors, or secure elevators that are compliant with the court's and marshals' respective design guides.

In an effort to satisfy the purpose and need for the proposed action, several guidelines were developed to compare and contrast alternative ways of fulfilling the objectives of the proposed action. Those specific guidelines include:

(1) **Provide a space/facility that meets the needs of the U.S. Federal Courts and the community.** To meet the short-term occupancy needs, the space/facility must provide seven district courtrooms and eight district judge chambers (5 district and 3 senior district), five magistrate courtrooms and chambers, and one Court of Appeals resident changers. The site must be of sufficient size to satisfy the long-term design needs.



No Scale

Figure 1-1. General Location Map

(2) **Provide a space/facility that satisfies the necessary design criteria.** The space/facility must comply with the U.S. Courts Design Guide (USCDG) as well as the provisions of the Americans with Disabilities Act (ADA) (Public Law [PL] 101-336, 1990), the Uniform Federal Accessibility Standards, fire safety standards, and the energy conservation requirements of GSA PBS/Q-100.

(3) **Provide a space/facility that allows for increased efficiency between courts and court-related agencies**. The space/facility must provide for the consolidation of all the District Court, U.S. Marshals Service, and other related operations in one location.

(4) **Provide a space/facility solution within the San Antonio Central Business District that provides a positive influence on local development/redevelopment.** GSA is committed to promoting healthy communities and neighborhoods throughout the United States, especially in revitalizing downtown urban areas. GSA property management decisions try to accommodate Executive Order (EO) 13006 (Locating Federal Facilities on Historic Properties in Our Nation's Central Cities, May 1996) and EO 12072 (Federal Space Management, August 1978), both extolling the virtues of a federal presence in revitalizing and restoring historically important downtown areas and urban centers.

(5) **Provide the required space/facility, while minimizing disruption of current federal activities**. Any proposed improvements must have minimal impact on the activities of the existing facilities and federal agency personnel.

(6) **Provide a space/facility solution that minimizes impact to the environment**. The needs of the U.S. Federal Courts should be met while minimizing (to the extent possible) the impact to the natural and man-made environment.

(7) **Provide an overall space/facility solution in a cost-effective manner**. GSA would like to choose an alternative that is the most cost-effective while still meeting all other selection guidelines.

(8) **Should a new site be necessary, a majority of the overall site should be available for acquisition by the GSA.** The GSA Administrator (or his designee) is authorized to acquire, by purchase, condemnation, donation, exchange, or otherwise, such lands or interests in lands as he deems necessary for use as sites, or additions to sites, for public buildings authorized to be constructed or altered. The GSA Administrator (or his designee) is authorized to select such site as in his estimation is the most advantageous to the United States and to acquire such site without regard to the Competition in Contracting Act (CICA).

1.3 SCOPE OF THIS ENVIRONMENTAL ASSESSMENT

This EA documents and discloses the environmental impacts that could result should the GSA implement the proposed action through selection of one of the alternatives. Data presented in this EA (and therefore the analysis) are based on a variety of previous studies/investigations conducted as part of the planning process as well as other secondary and tertiary sources developed as part of the NEPA process. These studies/investigations are detailed later in this document. Issues in the EA were determined through "scoping." As defined in the CEQ regulations (§1508.25), the scope consists of the range of actions, alternatives, and impacts to be considered in a NEPA document.

1.3.1 Issues Studied in Detail

In accordance with CEQ regulations (§1500.4 and §1501.7), issues to be addressed or important issues relating to this proposed action are identified through scoping. For this EA, internal scoping, as defined by Section 4.1.4 of the PBS NEPA Desk Guide, was conducted, along with preliminary public interest in the site selection process. Issues identified for analysis in this EA could be supplemented by additional

public involvement as part of the NEPA process. Those issues identified and their potential impacts from selecting one of the alternatives for implementing the proposed action are as follows.

1.3.1.1 Hazardous Materials and Substances

Concerns over the improper handling and disposal of solid and hazardous wastes that posed a continuing threat to the environment and a danger to human health led to the enactment of the Resource Conservation and Recovery Act (RCRA) of 1976. The RCRA replaced the Solid Waste Disposal Act and authorized the USEPA to provide for cradle-to-grave management of hazardous waste and set a framework for the management of non-hazardous municipal solid waste. Under RCRA, a waste is defined as hazardous if it is ignitable, corrosive, reactive, toxic, or listed by the USEPA as being hazardous. The Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) of 1980 and the Superfund Amendments and Reauthorization Act (SARA) of 1986 authorize the USEPA to respond to spills and other releases of hazardous substances to the environment. It also authorizes the National Oil and Hazardous Substances Pollution Contingency Plan. Title III of SARA authorizes the Emergency Planning and Community Right-to-Know Act (EPCRA), which requires facility operators with hazardous substances to prepare comprehensive emergency plans and to report accidental releases. EO 12856 (Federal Compliance with Right-to-Know Laws and Pollution Prevention Requirements, August 1993) requires federal agencies to comply with the provisions of EPCRA.

Title I of the Toxic Substances Control Act (TSCA) established requirements and authorities to identify and control toxic chemical hazards to human health and the environment. The TSCA authorized the USEPA to gather information on chemical risks, require companies to test chemicals for toxic effects, and regulate chemicals with unreasonable risk. The TSCA also singled out polychlorinated biphenyls (PCBs) for regulation and as a result are being phased out. The TSCA and its regulations govern the manufacture, processing, distribution, use, marking, storage, disposal, cleanup, and release reporting requirements for numerous chemicals like PCBs. PCBs are persistent when released into the environment and accumulate in the tissues of living organisms. They have been shown to cause adverse health effects on laboratory animals and may cause adverse health effects in humans.

Implementing the proposed action through selection of one of the alternatives could disturb and/or generate hazardous wastes, consume hazardous materials, or disturb known hazardous materials sites listed on federal and state databases. Potential effects from hazardous materials will be determined by the absence/presence of known contaminants on the sites and listed sites within standard search radii, and the removal and proper disposal of hazardous wastes during demolition and construction activities.

1.3.1.2 Socioeconomics (Including Environmental Justice)

Socioeconomic analyses generally include detailed investigations of the prevailing population, income, employment, and housing conditions of a community or area of interest. The socioeconomic conditions of a region of influence (ROI) could be affected by changes in the rate of population growth, changes in the demographic characteristics of a ROI, or changes in employment within the ROI caused by the implementation of the proposed action. In addition to these characteristics, populations of special concern, as addressed by EO 12898 (Federal Actions to Address Environmental Justice in Minority Populations and Low-Income Populations, February 1994), are identified and analyzed for environmental justice impacts.

EO 12898 requires a federal agency to “make achieving environmental justice part of its mission by identifying and addressing, as appropriate, disproportionately high human health or environmental effects of its programs, policies, and activities on minority populations and low income populations.” A memorandum from the President concerning EO 12898 stated that federal agencies should collect and analyze information concerning a project’s effects on minorities or low-income groups, when required by NEPA. If such investigations find that minority or low-income groups experience a disproportionate adverse effect, then avoidance or mitigation measures are to be taken.

According to the CEQ (1997), a minority population can be described as being composed of the following population groups: American Indian or Alaskan Native, Asian or Pacific Islander, Black, not of Hispanic origin, or Hispanic, and exceeding 50 percent of the population in an area or the minority population percentage of the affected area is meaningfully greater than the minority population percentage in the general population. Race and ethnicity are two separate categories of minority populations. A minority population can be defined by race, by ethnicity, or by a combination of the two distinct classifications.
Race as defined by the U.S. Census Bureau (USCB 2001) includes:

- **White** – A person having origins in any of the original peoples of Europe, the Middle East, or North Africa;

- **Black or African American** – A person having origins in any of the Black racial groups of Africa;

- **American Indian or Alaska Native** – A person having origins in any of the original peoples of North and South America (including Central America) and who maintain tribal affiliation or community attachment;

- **Asian** – A person having origins in any of the original peoples of the Far East, Southeast Asia, or the Indian subcontinent including, for example, Cambodia, China, India, Japan, Korea, Malaysia, Pakistan, or the Philippine Islands; and

- **Native Hawaiian and Other Pacific Islanders** – A person having origins in any of the original peoples of Hawaii, Guam, Samoa, or other Pacific Islands.

The USCB defines ethnicity as either being of Hispanic origin or not being of Hispanic origin. Hispanic origin is defined as "a person of Cuban, Mexican, Puerto Rican, South or Central America, or other Spanish culture or origin regardless of race" (USCB 2001).

A minority population can be defined in multiple ways; for example, a population under consideration may be demographically composed of 45 percent Black, 6 percent Asian, 40 percent White, and 9 percent all other races or combination of races. Additionally, a minority population can also be defined through ethnicity, where the population under consideration is demographically composed of 80 percent White, 10 percent Black, and 10 percent all other races or combination of races, but has an ethnic composition of 98 percent Hispanic origin and 2 percent of the population not of Hispanic origin. Total minority population can also be determined by identifying the White, non-Hispanic portion of the population. Additionally, race and ethnicity can be determined through data that identify all races within Hispanic and non-Hispanic portions.

Each year the USCB defines the national poverty thresholds, which are measured in terms of household income dependent upon the number of persons within the household. Individuals falling below the poverty threshold ($17,603 for a household of four in 2000 [USCB 2007]) are considered low-income individuals. USCB census tracts where at least 20 percent of the residents are considered poor are known as *poverty areas* (USCB 1995). When the percentage of residents considered poor is greater than 40 percent, the census tract becomes an *extreme poverty area*.

Implementing the proposed action through the selection of one of the alternatives could affect local demographics, employment, and income potential, as well as localized minority and/or low-income populations. Potential effects to income and employment are determined by an unacceptable change (i.e., significant loss or decrease) in these components; effects to populations of special concern are quantified in this EA by the number of individuals and/or populations affected. Additionally, because of the location of the sites under consideration and the fact that San Antonio is a major visitor and tourist destination, the potential impacts to tourism are discussed.

1.3.1.3 Public Services and Utilities

Public services and utilities include local government services such as police, fire, and schools and utilities such as gas, water/sewer, and electricity. Impacts to public services are determined in this EA by the presence/absence of an unacceptable change in the level of service to other consumers of those resources within the general vicinity of the proposed action.

1.3.1.4 Hydrology

The Federal Water Pollution Control Act (FWPCA), as amended by the Clean Water Act (CWA) of 1977, was enacted to protect these resources. The Water Pollution Prevention and Control Act (33 USC 26), also known as the CWA Amendments, set the national policy objective to "restore and maintain the chemical, physical, and biological integrity of the Nation's waters." The FWPCA provides the authority to establish water quality standards, control discharges into surface and subsurface waters (including groundwater), develop waste treatment management plans and practices, and issue permits for discharges (Section 402) and for dredged or fill material (Section 404). A National Pollutant Discharge Elimination System (NPDES) or the state equivalent (i.e., Texas Pollutant Discharge Elimination System [TPDES]) permit under Section 402 of the CWA is required for discharges into navigable waters; a Section 404 permit is required for the placement of dredged or fill material in navigable waters; and a Section 10 permit under the Rivers and Harbors Act of 1899 is required for obstruction or alteration of navigable waters. "Navigable waters" have been very broadly defined in U.S. Environmental Protection Agency (USEPA) regulations (40 CFR §230) and encompass most bodies of water (including wetlands) and their tributaries. The USEPA is charged with the overall responsibility for Section 402 permits; the U.S. Army Corps of Engineers (USACE) has responsibility for Section 404 permits; and the U.S. Coast Guard has responsibility for Section 10 permits.

A 100-year flood (intermediate regional flood) is defined as a flood level that occurs with an average frequency of once in 100 years at a designated location, although it may occur any year, even two years in a row. The Federal Emergency Management Agency (FEMA) is responsible for implementation and management of the National Flood Insurance Program under 44 CFR; however, local government is responsible for administration of the floodplain within its respective borders. FEMA regulates the impact of vertical development on surface water elevation and flood limits within the floodplain.

Implementation of the proposed action through selection of one of the alternatives could result in the disturbance of localized surface water features and/or floodplains. Water features could receive silt from or have drainage patterns affected by ground-disturbing activities. Localized water features could also contain federally or state-listed protected species or support important riparian habitat. Additional impacts could result from increased stormwater flow resulting from increased impervious surfaces or the contribution of additional impervious surfaces within the micro-watershed. Potential effects to surface waters and floodplains will be quantified in this EA by acreage and/or linear distance affected, occurrence within the 100-year or 500-year floodplain, and estimated increase in stormwater flows.

1.3.1.5 Land Use and Zoning

As with other resources, land is not available in unlimited quantities. Because of this, land use must be properly planned and controlled. The CEQ regulations recognize this need for the rational management of land resources and have provided for a specific consideration of the relationship of a changed pattern in land uses, which requires knowledge and understanding of existing and projected land capabilities and land use patterns. Land use patterns are natural or imposed configurations resulting from spatial arrangement of the different uses of land at a particular time. Land use patterns typically evolve as a result of: (1) changing economic considerations inherent in the concept of highest and best use of land, (2) imposing legal restrictions (zoning) on the uses of land, and (3) changing (zoning variances) existing legal restrictions. The critical consideration is the extent to which any changes in land use patterns resulting from implementation of an action are compatible with existing adjacent uses and are in conformity with approved or proposed land use plans. Land use describes the activities that take place in

a particular area and generally refers to human modification of land, often for residential or economic purposes. It also refers to use of land for preservation or protection of natural resources. It is important as a means to determine if there is sufficient area for proposed activities and to identify any potential conflicts with local land use plans.

1.3.1.6 Traffic, Transportation, and Parking

The effects of an increase in vehicles or increased traffic in a given area as well as a need for increased parking can have an effect on existing homes and/or businesses in a particular area as well as those that visit the area and those that may work at or frequent a proposed use. It is important that the local road network (existing or planned) can handle the potential added capacity and that appropriate measures are taken to account for vehicle parking. Construction of a new facility can also result in traffic delays and/or traffic reroutes in the area which can also result in impacts. Potential traffic impacts are documented in this EA based on the ability of the existing or planned transportation network to support an increase in vehicles and the number or amount of parking available for the proposed use.

1.3.1.7 Air Quality

The Clean Air Act (CAA) (42 USC 7401-7671q), as amended, provides the framework for federal, state, tribal, and local rules and regulations to protect air quality. The CAA gives the USEPA the responsibility to establish the primary and secondary National Ambient Air Quality Standards (NAAQS) (40 CFR §50) that set safe concentration levels for six criteria pollutants: particulate matter measuring less than 10 microns in diameter (PM_{10}), sulfur dioxide (SO_2), carbon monoxide (CO), nitrous oxides (NO_X), ozone (O_3), and lead (Pb). Primary NAAQS are established to protect public health, and secondary standards provide protection for the public welfare, which includes wildlife, climate, transportation, and economic values (Table 1-1). Additionally, the USEPA also has responsibility for ensuring that air quality standards are met to control pollutant emissions from mobile (i.e., vehicles) and stationary (i.e., factories) sources.

The NAAQS represent the maximum levels of background pollutants that are considered safe, with an adequate margin of safety to protect public health and welfare. Short-term standards (1-, 8-, and 24-hour periods) have been established for pollutants contributing to acute health effects, while long-term standards (annual averages) have been established for pollutants contributing to chronic health effects. Each state has the authority to adopt standards stricter than those established under the federal program; however, the Texas Commission on Environmental Quality (TCEQ) accepts the federal standards for the San Antonio metropolitan area.

Areas that violate NAAQS are designated as nonattainment areas, and areas that comply with air quality standards are designated attainment areas for the relevant pollutants. Attainment/maintenance areas are areas that have previously been designated nonattainment, and have subsequently been redesignated to attainment, for a probationary period, due to complying with the NAAQS. Attainment/maintenance status is achieved through the development and implementation of maintenance plans for criteria pollutants of interest. The CAA contains the legislation that mandates the general conformity rule to ensure that federal actions in nonattainment and attainment/maintenance areas do not interfere with a state's timely attainment of the NAAQS. The CAA also requires that federal agencies demonstrate that their actions conducted in nonattainment and attainment/maintenance areas conform to the purposes of the State Implementation Plan (SIP).

The general conformity rule divides the air conformity process into two distinct areas: applicability analysis and conformity determination. The applicability analysis process requires federal agencies to determine if their proposed action(s) would increase emissions of criteria pollutants above the threshold levels (40 CFR §93.153). These threshold rates vary depending on severity of nonattainment and geographic location (Table 1-2 and 1-3). *De minimis* emissions are total direct and indirect emissions of a criteria pollutant that are caused by a federal action in a nonattainment or attainment/maintenance area in less than these threshold rates**.**

Table 1-1. National Ambient Air Quality Standards.

Air Pollutant	Averaging Time	NAAQS	
		Primary[1]	Secondary[2]
CO	1-hour 8-hour	35 ppm 9 ppm	None None
NO_X	Annual	0.053 ppm	0.053 ppm
SO_2	3-hour 24-hour Annual	- 0.14 ppm 0.03 ppm	0.50 ppm - -
PM_{10}	24-hour	150 µg/m^3	150 µg/m^3
$PM_{2.5}$	Annual 24-hour	15.0 µg/m^3 35 µg/m^3	15.0 µg/m^3 35 µg/m^3
O_3	1-hour[3] 8-hour	0.12 ppm 0.08 ppm	0.12 ppm 0.08 ppm
Pb	Quarterly average	1.5 µg/m^3	1.5 µg/m^3

1 - Primary standards set limits to protect public health, including the health of "sensitive" populations such as asthmatics, children, and the elderly.
2 - Secondary standards set limits to protect public welfare, including protection against decreased visibility, and damage to animals, crops, vegetation, and buildings.
3 - The ozone 1-hour standard applies only to designated nonattainment areas.
ppm parts per million
µg/m^3 micrograms per cubic meter
Source: USEPA 2007

Table 1-2. Applicability Thresholds for Criteria Pollutants in Nonattainment Areas.

Criteria Pollutants/NAA Status	TPY
O_3 (VOCs or NO_x)	
Serious NAAs	50
Severe NAAs	25
Extreme NAAs	10
Other O_3 NAAs outside an O_3 transport region	100
Marginal and moderate NAAs inside an O_3 transport region	50
VOC	100
CO	
All NAAs	100
SO_2 or NO_x	
All NAAs	100
PM_{10}	
Moderate NAAs	100
Serious NAAs	70
Pb	
All NAAs	25

NAA nonattainment areas
TPY tons per year
VOC volatile organic compound
Source: USEPA 2007

Table 1-3. Applicability Thresholds for Attainment/Maintenance Areas.

Criteria Pollutants	TPY
O_3 (NO_x, SO_2 or NO_2)	
All maintenance areas	100
O_3 (VOCs)	
Maintenance areas inside an O_3 transport region	50
Maintenance areas outside an O_3 transport region	100
CO	
All maintenance areas	100
PM_{10}	
All maintenance areas	100
Pb	
All maintenance areas	25

TPY tons per year
VOC volatile organic compounds
Source: 40 CFR §93.153

An action is subject to the general conformity rule if the emissions are deemed regionally significant, even if the emissions are *de minimis*. Regionally significant emissions are defined as the total direct and indirect emissions of a federal action for any criteria pollutant that represents 10 percent or more of a nonattainment or maintenance area's emission inventory for that pollutant. Implementing the proposed action through one of the alternatives could impact local and regional air quality. Potential effects to air quality will be established in this EA by determining if on-site emissions increase criteria pollutants above *de minimis* levels.

1.3.1.8 Noise

Acoustical noise is defined as any sound that is undesirable because it interferes with communication, is intense enough to damage hearing, or is otherwise intrusive. Human response to noise varies according to the type and characteristics of the noise sources, distance between source and receiver, receiver sensitivity, and time of day. Sound is a physical phenomenon consisting of minute vibrations, which travel through a medium, such as air, and are sensed by the human ear. The ear senses these vibrations as changes in pressure, and as a result sound levels are most commonly referred to as “sound pressure levels.”

Sound levels are expressed in units of decibels. The term decibel (dB) implies a logarithmic ratio of the measured pressure to a reference pressure. This reference pressure refers to a pressure that is just barely detectable by the human ear. The human ear responds differently to sounds at different frequencies. This is demonstrated by the fact that we hear higher pitched sounds more easily than lower ones of the same magnitudes. To compensate for the different "loudness" levels as perceived by humans, a standard weighting curve is applied to measured sound levels. This weighting curve represents the human ear’s sensitivity and is labeled "A" weighting. The units of magnitude of the sound level are therefore written as dBA ("A" weighted decibels). All sound levels analyzed in this EA are A-weighted unless otherwise noted.

- ***Day-Night Average Sound Level***. In this EA, the day-night average sound level (DNL) is used to describe noise. The DNL is a cumulative metric that accounts for the total sound energy occurring over a 24-hour period, with nighttime noise weighted more heavily to reflect community sensitivity to noise during nighttime hours. Noise levels in excess of DNL 65 dBA are normally unacceptable for noise-sensitive land uses such as residences, schools, and hospitals. Studies of community annoyance to numerous types of environmental noise show that DNL correlates well with percentages of groups of persons highly annoyed (Fidell et al. 1991).

- ***Time Averaged Sound Level.*** This metric represents a continuous sound level having the same acoustic energy and time interval as the actual fluctuating sound event.

- ***Maximum Sound Level.*** The highest A-weighted sound level measured during a single event in which the sound level changes value as time goes on (e.g., an aircraft overflight) is called the maximum A-weighted sound level or maximum sound level (L_{max}).

- ***Speech Interference.*** Speech interference associated with construction noise is a cause of annoyance to individuals. The disruption of routine activities such as listening or telephone use gives rise to frustration and irritation. The quality of speech communication is also important in classrooms, offices, and industrial settings and can cause fatigue and vocal strain to those who attempt to communicate over the noise. Research has shown that the use of the sound exposure level (SEL) metric will measure speech interference successfully and that an SEL exceeding 65 dBA will begin to interfere with speech communication.

- ***Noise Annoyance.*** Noise annoyance is defined by the USEPA (1974) as any negative subjective reaction on the part of an individual or group. As noted in the discussion of DNL above, community annoyance is best measured by that metric. Because the USEPA (1974) Levels Document identified DNL 55 dBA as "…requisite to protect public health and welfare with an adequate margin of safety," it is commonly assumed that 55 dBA should be adopted as a criterion for community noise analysis. From a noise exposure perspective, that would be an ideal selection. However, financial and technical resources are generally not available to achieve that goal. Most agencies have identified DNL 65 dBA as a criterion which protects those most impacted by noise and which can often be achieved on a practical basis (Federal Interagency Committee on Noise [FICON] 1992). Although DNL 65 dBA is widely used as a benchmark for evaluating potential significant noise impact, and is often an acceptable compromise, it is not a statutory limit and it is appropriate to consider other thresholds for particular cases.

- ***Hearing Loss.*** Noise-induced hearing loss is probably the best defined of the potential effects of human exposure to excessive noise. Federal workplace standards for protection from hearing loss allow a time-average level of 90 dBA over an 8-hour work period, or 85 dBA averaged over a 16-hour period. Even the most protective criterion suggests a time-average sound level of 70 dBA over a 24-hour period (USEPA 1974). Since it is unlikely that receivers will remain exposed to this level for 24 hours per day for extended periods, there is little possibility of hearing loss below DNL 75 dBA.

The Noise Control Act of 1972 (PL 92-574) directs federal agencies to comply with applicable federal, state, interstate, and local noise control regulations. In 1974, the USEPA provided information on negative effects of noise and identified indoor and outdoor noise limits that protect public health and welfare. In addition, sound quality criteria promulgated by the USEPA and the U.S. Department of Housing and Urban Development have identified noise levels to protect public health and welfare with an adequate margin of safety. These levels are considered acceptable guidelines for assessing noise conditions in an environmental setting. Average acceptable day-night sound pressure levels fall in a range between 50 dBA in quiet suburban areas and 70 dBA in very noisy urban areas (USEPA 1974). Table 1-4 lists some common sound levels associated with everyday activities and devices.

Implementing the proposed action through the selection of one of the alternatives could increase the levels of noise within the immediate project area. Potential effects will be quantified in this EA by determining if on-site noise levels increase long-term noise levels above acceptable standards for the specific land use type.

Table 1-4. Common Sound Levels.

Outdoor	dBA	Indoor
Snowmobile	100	Subway Train
Tractor	90	Garbage Disposal
Noisy Restaurant		Blender
Downtown (Large City)	80	Ringing Telephone
Freeway Traffic	70	TV Audio
Power Lawn Mower		
Normal Conversation	60	Sewing Machine
Rainfall	50	Refrigerator
Quiet Residential Area	40	Library

dBA - "A" weighted decibels
Source: League for the Hard of Hearing 2002

1.3.1.9 Cultural and Historic Resources

The National Historic Preservation Act (NHPA) of 1966 (16 USC 470 et seq., as amended), the Archeological and Historic Preservation Act (AHPA) of 1974 (16 USC 469a et seq.), and the Archeological Resources Protection Act (ARPA) of 1979 (16 USC 470aa-470ll) are designed to ensure adequate consideration of the values of historic properties in carrying out federal activities and to attempt to identify and mitigate impacts to significant historic properties. The NHPA is the principal authority used to protect historic properties; federal agencies must determine the effect of their actions on cultural resources and take certain steps to ensure that these resources are located, identified, evaluated, and protected. The 36 CFR §800 defines the responsibilities of the state, the federal government, and the Advisory Council on Historic Preservation (ACHP) in protecting historic properties identified in a project area. The 36 CFR §60 establishes the National Register of Historic Places (NRHP) and defines the criteria for evaluating eligibility of cultural resources for listing on the NRHP. The ARPA of 1979 protects archeological resources on federal lands. Unauthorized excavation, removal, damage, alteration, or defacement of archeological resources on public lands is prohibited. In this EA, historic properties refer to properties eligible or potentially eligible for inclusion in the NRHP.

Legal mandates pertaining to Native American cultural resources and religious freedom include the NHPA, Native American Graves Protection and Repatriation Act (NAGPRA) of 1990 (25 USC 3001 et seq., 43 CFR 10), NEPA, ARPA, American Indian Religious Freedom Act (AIRFA) of 1978, as amended (42 USC 1996-1996a), and EO 13007 (Indian Sacred Sites, May 1996).

Cultural resources are nonrenewable resources whose value may be diminished by physical disturbances. These resources include buildings, structures, objects, landscapes, and archeological sites, as well as places of importance to a culture or community for reasons of history, religion, or science. The archeological sites may include both prehistoric and historic sites, e.g., campsites, resource use or acquisition areas, house sites, and trash deposits that may exist. An impact would be significant to cultural and/or archeological resources if project activities result in:

- physical destruction of or damage to all or part of the property;
- alteration of a property, including restoration, rehabilitation, repair, maintenance, stabilization, hazardous material reduction, and provision of handicapped access, that is not consistent with the Secretary of the Interior's standards for the treatment of historic properties (36 CFR §68) and applicable guidelines;
- removal of the property from its historic location;

- change of the character of the property's use or of physical features within the property's setting that contribute to its historic significance;

- introduction of visual, atmospheric, or audible elements that diminish the integrity of the property's significant historic features;

- neglect of a property which causes its deterioration, except where such neglect and deterioration are recognized qualities of a property of religious and cultural significance to an Indian tribe or Native Hawaiian organization; and

- transfer, lease, or sale of property out of federal ownership or control without adequate and legally enforceable restrictions or conditions to ensure long-term preservation of the property's historic significance.

Potential effects to cultural and historic resources will be quantified in this EA based on the number of sites or site locales affected that are eligible, or potentially eligible, for listing on the NRHP or have been listed on the NRHP.

1.3.2 Issues Eliminated from Detailed Study

CEQ regulations (§1501.7) state that the lead agency shall identify and eliminate from detailed study the issues which are not important or which have been covered by prior environmental review, narrowing the discussion of these issues in the document to a brief presentation of why they would not have a dramatic effect on the human environment. In accordance with §1501.7, issues eliminated from detailed study include:

1.3.2.1 Soils

Given the highly urbanized environment comprising and surrounding the three proposed sites and the extent of previous soil disturbance due to continuous development over the years, there is little probability that any original soil characteristics remain. The disturbed nature of the soils and the urban environment preclude designation of any prime farmland soils within the project area. Ground-disturbing activities would not be occurring on soils that would qualify under the Federal Register definition of prime farmlands, and therefore no adverse impacts to this resource would occur. As, such this resource area has been eliminated from detailed study in this EA.

1.3.2.2 Vegetation and Wildlife

Biological resources play an integral role in the natural environment. The CEQ (1993) recognizes that biological resources, and from them biodiversity, are "...not a series of unconnected elements, and that the richness of the mix of elements and the connections between those elements are what sustains the system as a whole." The Endangered Species Act (ESA) of 1973 (PL 93-205), as amended, was enacted to provide a program of preservation for endangered and/or threatened species and to provide protection for ecosystems upon which these species depend for their survival. The U.S. Fish and Wildlife Service (USFWS) is responsible for implementing the ESA within the United States and its territories. The USFWS and the Texas Parks and Wildlife Department (TPWD) maintain protected species lists (endangered, threatened, proposed candidate, or species of concern) for species that occur or could potentially occur within Bexar County. If protected species occur within the area, implementing the proposed action through the selection of one of the alternatives could affect these species and their habitat.

The three highly developed sites under consideration for the new Federal Courthouse contain limited vegetation in the form of primarily ornamental landscaping. A row of ornamental trees skirts the northern and western edges of the Police Headquarters Site and several additional trees are dispersed throughout the parking lot. Ornamental grasses and trees border the building as well. Nearly one third of the River

Site consist of ornamental, maintained landscape, whereas the Hemisfair Site has a narrow strip of grassy area and a row of shrubs along the southwestern border and is otherwise paved.

A natural climax community is one that has reached its ecological peak in biodiversity. The potential impacts associated with disturbances to a climax community can be more significant due to the required time for recovery. All three sites under consideration are within the Edwards Plateau ecological region of Texas (Lyndon B. Johnson School of Public Affairs 1978). An examination of literature and the existing conditions at the three sites indicated that the vegetation communities present were not climax communities. McMahan et al. (1984) provided a more detailed vegetation map of Texas and mapped the area that contains the three sites under consideration as urban. Therefore, it is not expected that the immediate surrounding area would have an abundance of vegetation. Although not a true vegetational community, urban areas contain mixed patches (i.e., lawns, gardens, etc.) of introduced cultivars and native vegetation. On-site observations indicated only plant species that normally occur in disturbed urban areas and landscaped vegetation. Specifically, some landscape grasses, bushes, and trees are present; but due to the urban nature of the area, no natural vegetation communities exist. This urban community is not ecologically important, but it does provide suitable habitat to some common local wildlife species. (McMahan et al. 1984).

Wildlife that potentially occur within the area would be restricted to urban-dwelling vertebrates such as rodents, pigeons, sparrows, doves, and various other common birds, as well as domesticated animals. There are no significant or important habitats or species present at any of the three sites under consideration.

According to the USFWS, 17 species protected under the ESA potentially occur in Bexar County. Additionally, the TPWD has 20 species listed as state threatened or endangered (Table 1-5). Some of these species are listed by both the USFWS and the TPWD. Due to the disturbed nature of the three sites under consideration, no threatened or endangered species would be expected to occur. Although no species-specific surveys were performed during field reconnaissance at the three sites, no protected species were observed and the potential for protected species to utilize any of the sites is considered extremely low. As such, this issue has been eliminated from detailed study.

Table 1-5. State and Federally Protected Species Occurring or Potentially Occurring in Bexar County, Texas.

Common Name (*Scientific Name*)	Federal Status	State Status	General Habitat Description	Habitat Potentially Present?	Known Occurrence?
REPTILES					
Indigo Snake (*Drymarchon corais*)	--	T	Texas, south of the Guadalupe River and Balcones Escarpment; thornbush-chaparral woodlands of south Texas, in particular dense riparian corridors; can do well in suburban and irrigated croplands if not molested or indirectly poisoned; requires moist microhabitats, such as rodent burrows, for shelter	No	No
Texas Horned Lizard (*Phrynosoma cornutum*)	--	T	Open, arid and semiarid regions with sparse vegetation, including grass, cactus, scattered brush or scrubby trees; soil may vary in texture from sandy to rocky; burrows into soil, enters rodent burrows, or hides under rock when inactive; breeds March-September	No	No
Texas Tortoise (*Gopherus berlandieri*)	--	T	Open brush with a grass understory is preferred; open grass and bare ground are avoided; when inactive occupies shallow depressions at base of bush or cactus, sometimes in underground burrows or under objects; longevity greater than 50 years; active March-November; breeds April-November	No	No
Timber/Canebrake Rattlesnake (*Crotalus horridus*)	--	T	Swamps, floodplains, upland pine and deciduous woodlands, riparian zones, abandoned farmland; limestone bluffs, sandy soil or black clay; prefers dense ground cover, i.e. grapevines or palmetto	No	No

Table 1-5 (cont'd.). State and Federally Protected Species Occurring or Potentially Occurring in Bexar County, Texas.

Common Name (*Scientific Name*)	Federal Status	State Status	General Habitat Description	Habitat Potentially Present?	Known Occurrence?
BIRDS					
American Peregrine Falcon (*Falco peregrinus anatum*)	DL	E	Year-round resident and local breeder in west Texas, nests in tall cliff eyries; also, migrant across state from more northern breeding areas in US and Canada, winters along coast and farther south; occupies wide range of habitats during migration, including urban, concentrations along coast and barrier islands; low-altitude migrant, stopovers at leading landscape edges such as lake shores, coastlines, and barrier islands.	No	No
Arctic Peregrine Falcon (*Falco peregrinus tundrius*)	DL	T	Migrant throughout state from subspecies' far northern breeding range, winters along coast and farther south; occupies wide range of habitats during migration, including urban, concentrations along coast and barrier islands; low-altitude migrant, stopovers at leading landscape edges such as lake shores, coastlines, and barrier islands.	No	No
Black-capped Vireo (*Vireo atricapilla*)	E	E	Oak-juniper woodlands with distinctive patchy, two-layered aspect; shrub and tree layer with open, grassy spaces; requires foliage reaching to ground level for nesting cover; return to same territory, or one nearby, year after year; deciduous and broad-leaved shrubs and trees provide insects for feeding; species composition less important than presence of adequate broad-leaved shrubs, foliage to ground level, and required structure; nests mid-April-late summer	No	No
Golden-cheeked Warbler (*Dendroica chrysoparia*)	E	E	Juniper-oak woodlands; dependent on Ashe juniper (*Juniperus asheii*) for long fine bark strips, only available from mature trees, used in nest construction; nests placed in various trees other than Ashe juniper; only a few mature junipers or nearby cedar breaks can provide the necessary nest material; forage for insects in broad-leaved trees and shrubs; nests late March-early summer	No	No
Interior Least Tern (*Sterna antillarum athalassos*)	LE	E	Subspecies is listed only when inland (more than 50 miles from coastline); nests along sand and gravel bars	No	No
White-faced Ibis (*Plegadis chihi*)	--	T	Prefers freshwater marshes, sloughs, and irrigated rice fields, but can be found in brackish and saltwater habitats	No	No
Whooping Crane (*Grus americana*)	--	E	Potential migrant via plains throughout most of state to coast; winters in coastal marshes of Aransas, Calhoun, and Refugio counties	No	No
Wood Stork (*Mycteria americana*)	--	T	Forages in prairie ponds, flooded pastures, or fields, ditches, and other shallow standing water, including saltwater; usually roosts communally in tall snags, sometimes in association with other wading birds (i.e., active heronries); breeds in Mexico and birds move into Gulf States in search of mudflats and other wetlands, even those associated with forested areas; formerly nested in Texas, but no breeding records since 1960	No	No

Table 1-5 (cont'd.). State and Federally Protected Species Occurring or Potentially Occurring in Bexar County, Texas.

Common Name (*Scientific Name*)	Federal Status	State Status	General Habitat Description	Habitat Potentially Present?	Known Occurrence?
BIRDS					
Zone-tailed Hawk (*Buteo albonotatus*)	--	T	Arid open country, including open deciduous or pine-oak woodland, mesa, or mountain country, often near watercourses, and wooded canyons and tree-lined rivers along middle slopes of desert mountains; nests in various habitats and sites, ranging from small trees in lower desert, giant cottonwoods in riparian areas, to mature conifers in high mountain regions	No	No
MAMMALS					
Black Bear (*Ursus americanus*)	T/SA; NL	T	Within historical range of Louisiana black bear in eastern Texas, inhabits bottomland hardwoods and large tracts of undeveloped forested areas; in remainder of Texas, inhabits desert lowlands and high elevation forests and woodlands; dens in tree hollows, rock piles, cliff overhangs, caves, or under brush piles	No	No
Gray Wolf (*Canis lupus*)	E	E	Extirpated; formerly known throughout the western two-thirds of the state in forests, brushlands, or grasslands	No	No
Red Wolf (*Canis rufus*)	E	E	Extirpated; formerly known throughout eastern half of Texas in brushy and forested areas, as well as coastal prairies	No	No
AMPHIBIANS					
Cascade Caverns Salamander (*Eurycea latitans complex*)	--	T	Endemic; subaquatic; springs and caves in Medina River, Guadalupe River, and Cipolo Creek watersheds within Edwards Aquifer	No	No
Comal Blind Salamander (*Eurycea tridentifera*)	--	T	Endemic; semi-troglobitic; found in springs and waters of caves in Bexar and Comal counties	No	No
ARACHNIDS					
Bracken Bat Cave Meshweaver (*Cicurina venii*)	E		Small, eyeless, or essentially eyeless spider; karst features in north and northwest Bexar County	No	No
Cokendolpher Cave Harvestman (*Texella cokendolpheri*)	E		Small eyeless harvestman; karst features in north and northwest Bexar County	No	No
Government Canyon Bat Cave Meshweaver (*Circurina vespera*)	E		Small, eyeless, or essentially eyeless spider; karst features in north and northwest Bexar County	No	No
Government Canyon Bat Cave Spider (*Neoleptoneta microps*)	E	--	Small, eyeless, or essentially eyeless spider; karst features in north and northwest Bexar County	No	No
Madla Cave Meshweaver (*Cicurina madla*)	E	--	Small, eyeless, or essentially eyeless spider; karst features in north and northwest Bexar County	No	No
Robber Baron Cave Meshweaver (*Cicurina baronia*)	E	--	Small, eyeless spider; karst features in north and northwest Bexar County	No	No
INSECTS					
Helotes Mold Beetle (*Batrisodes venyivi*)	E	--	Small, eyeless mold beetle; karst features in north and northwest Bexar County.	No	No
Ground Beetle (*Rhadine exilis*)	E	--	Small, essentially eyeless ground beetle; karst features in north and northwest Bexar County	No	No
Ground Beetle (*Rhadine infernalis*)	E	--	Small, essentially eyeless ground beetle; karst features in north and northwest Bexar County	No	No

Table 1-5 (cont'd.). State and Federally Protected Species Occurring or Potentially Occurring in Bexar County, Texas.

Common Name (*Scientific Name*)	Federal Status	State Status	General Habitat Description	Habitat Potentially Present?	Known Occurrence?
FISHES					
Toothless Blindcat (*Trogloglanis pattersoni*)	--	T	Troglobitic, blind catfish endemic to the San Antonio pool of the Edwards Aquifer	No	No
Widemouth Blindcat (*Satan eurystomus*)	--	T	Troglobitic, blind catfish endemic to the San Antonio pool of the Edwards Aquifer	No	No

E - Endangered
DL - De-listed
PT - Federally proposed endangered/threatened
T - Threatened
-- - Rare, but with no regulatory listing status
Source: TPWD 2007; USFWS 2007

1.3.2.3 Asbestos

The USEPA and the Occupational Safety and Health Administration (OSHA) regulate asbestos-containing materials (ACM) and ACM abatement. The State of Texas also has regulations pertaining to ACM abatement. Emissions of asbestos fibers into the ambient air are regulated in accordance with Section 112 of the CAA, which established the National Emissions Standards for Hazardous Air Pollutants (NESHAP). The NESHAP addresses the demolition or renovation of buildings containing ACM. TSCA Title II provides statutory framework for "Asbestos Hazard Emergency Response," which applies only to schools. The Texas Department of Health administers the state's asbestos abatement regulation. These regulations cover demolition activities and are more stringent than the NESHAP program. The current GSA practice is to manage or abate ACM in active facilities and abate ACM per regulatory requirements prior to facility demolition. Abatement of ACMs occurs when there is a potential for asbestos fiber releases that would affect the environment or human health. This issue has been eliminated from detailed study because the sites under consideration are either vacant (no current structures) or because demolition (or relocation if necessary) activities (which would include asbestos surveys, remediation activities, disposal, etc.) would be done by the current owner/offeror as part of the property transaction.

1.3.2.4 Lead-Based Paint

Lead is a heavy, ductile metal that is commonly found in organic compounds, oxides, and salts, or as metal. Human exposure to lead has been determined to be an adverse health risk by agencies such as OSHA and the USEPA. Sources of exposures to lead are through paint, dust, and soil. Blood lead levels in excess of 30 micrograms per deciliter are of concern in adults and can cause various ailments.

Waste containing levels of lead exceeding the total threshold limit concentration of 1,300 milligrams per kilogram (mg/kg) or the soluble threshold limit concentration of 5.0 milligrams per liter (mg/L) are defined as hazardous under 40 CFR §261 and applicable state regulations. If a waste is classified as hazardous, disposal must take place in accordance with USEPA and state hazardous waste rules. OSHA has established a general industry airborne permissible exposure limit (PEL) standard of 50 micrograms per cubic meter ($\mu g/m^3$) for factory workers and a more lenient 200 $\mu g/m^3$ for construction workers.

In 1973, the Consumer Product Safety Commission (CPSC) established a maximum lead content in paint of 0.5 percent by weight in a dry film of paint newly applied. In 1978, the CPSC lowered the allowable lead level in paint to 0.06 percent. In September 1989, the USEPA established a cleanup criterion for lead in soil of 500 to 1,000 parts per million total lead when the possibility of child contact exists. Currently, the USEPA has specific guidelines for the cleanup of lead in soils based on the characteristics of individual sites.

To ensure any threat to human health and the environment from LBP has been identified, the Residential Lead-Based Paint Hazard Reduction Act (Title X), effective January 1, 1995, requires that a LBP survey of high-priority facilities be conducted. High priority facilities consist of facilities or portions of facilities frequented by children under the age of seven, including military family housing, transient lodging facilities, day care centers, elementary schools, and playgrounds. The TSCA Title IV, "Lead Exposure Reduction," directs federal agencies to "conduct a comprehensive program to promote safe, effective, and affordable monitoring, detection, and abatement of lead-based paint and other lead exposure hazards." Further, any federal agency having jurisdiction over a property or facility must comply with all federal, state, interstate, and local requirements concerning LBP. This issue has been eliminated from detailed study because the sites under consideration are either vacant (no current structures) or because demolition (or relocation if necessary) activities (which would include lead-based paint surveys, remediation activities, disposal, etc.) would be done by the current owner/offeror as part of the property transaction.

1.3.2.5 Aesthetics and Visual Resources

The NEPA regulations identify aesthetics as one of the components of the environment to be considered in evaluating the effects of a proposed action. Aesthetics is the science or philosophy concerned with the quality of visual experience. Traditionally, visual design theory has followed the lead of the fine arts by looking at an individual proposed project as a self-contained object, apart from its surroundings. This can be termed "internal aesthetics" and in and of itself, is essential to a high-quality visual environment. A second level of aesthetics considers the visual relationships between a proposed project and specific elements of its surroundings. These considerations can be termed "relational aesthetics." At the third and broadest level is "environmental aesthetics." Here the aesthetics of the total affected environment are examined. In the past, much more attention has been given to the first level of aesthetics than to the second and third levels. The design of the new Federal Courthouse would be consistent with the prevailing City of San Antonio Unified Development Code (Ordinance Number 2007-04-12-0409) and Development Standards so that the overall look and "feel" of the structure would complement the area. As such, this issue has been eliminated from detailed study.

SECTION 2.0
PROPOSED ACTION AND ALTERNATIVES

This section of the EA describes the alternatives developed by GSA to implement the proposed action described in Section 1.0. This section also describes the process used to objectively identify the reasonable alternatives carried forward for detailed analysis, as well as the reasoning for elimination of several alternatives. A comparative summary of the alternatives and how they do or do not meet the selection guidelines identified early in the process is also included.

2.1 ALTERNATIVES EVALUATION PROCESS

The purpose and need for the proposed action has been examined and documented in Section 1.2. The following analysis of alternatives was prepared to determine which alternative(s) best satisfies the purpose and need statement. Alternatives that did not fully satisfy the purpose and need were not carried forward for detailed analysis in this EA. The general location of the alternatives analyzed (with the exception of the no action alternative) are shown in Figure 2-1 and include:

- No Action
- Construction and Operation of a New Facility at the River Site
- Construction and Operation of a New Facility at the Hemisfair Site 2
- Construction and Operation of a New Facility at the Police Headquarters Site

The alternatives evaluation utilized a two-tiered evaluation formulated to concentrate on the purpose and need for the proposed action – to meet the short-term occupancy needs and the long-term design needs of the U.S. Federal Courts, Western District of Texas, in San Antonio, Texas. As the alternative evaluation proceeded through each tier, the alternatives that did not satisfy all of the criteria were eliminated from further consideration. Those alternatives that did fully satisfy the criteria continued to be subject to the next set of tier criteria. The following briefly describes the specific evaluation criteria used at each of the two tiers.

- Tier 1 evaluated whether or not the various alternatives would fully meet the purpose and need selection guidelines.
- Tier 2 evaluated whether or not the various alternatives would result in adverse environmental impacts.

The second tier of the alternatives evaluation process looked at three action alternatives and the no action alternative because none of the other alternatives fully satisfied all of the Tier 1 criteria (i.e., the purpose and need for the action). Those alternatives eliminated from detailed study are briefly discussed in the following section as their elimination relates to the Tier 1 criteria.

2.2 ALTERNATIVES ELIMINATED FROM DETAILED STUDY

As part of the on-going planning for the needs of the U.S. Federal Courts in San Antonio, a multitude of options have been considered by the GSA. These alternatives can be grouped into three categories and are discussed in more detail in the following sections:

- Renovation of the Existing Courthouse
- Renovation and Use of Another Facility/Structure
- Lease space
- New Construction

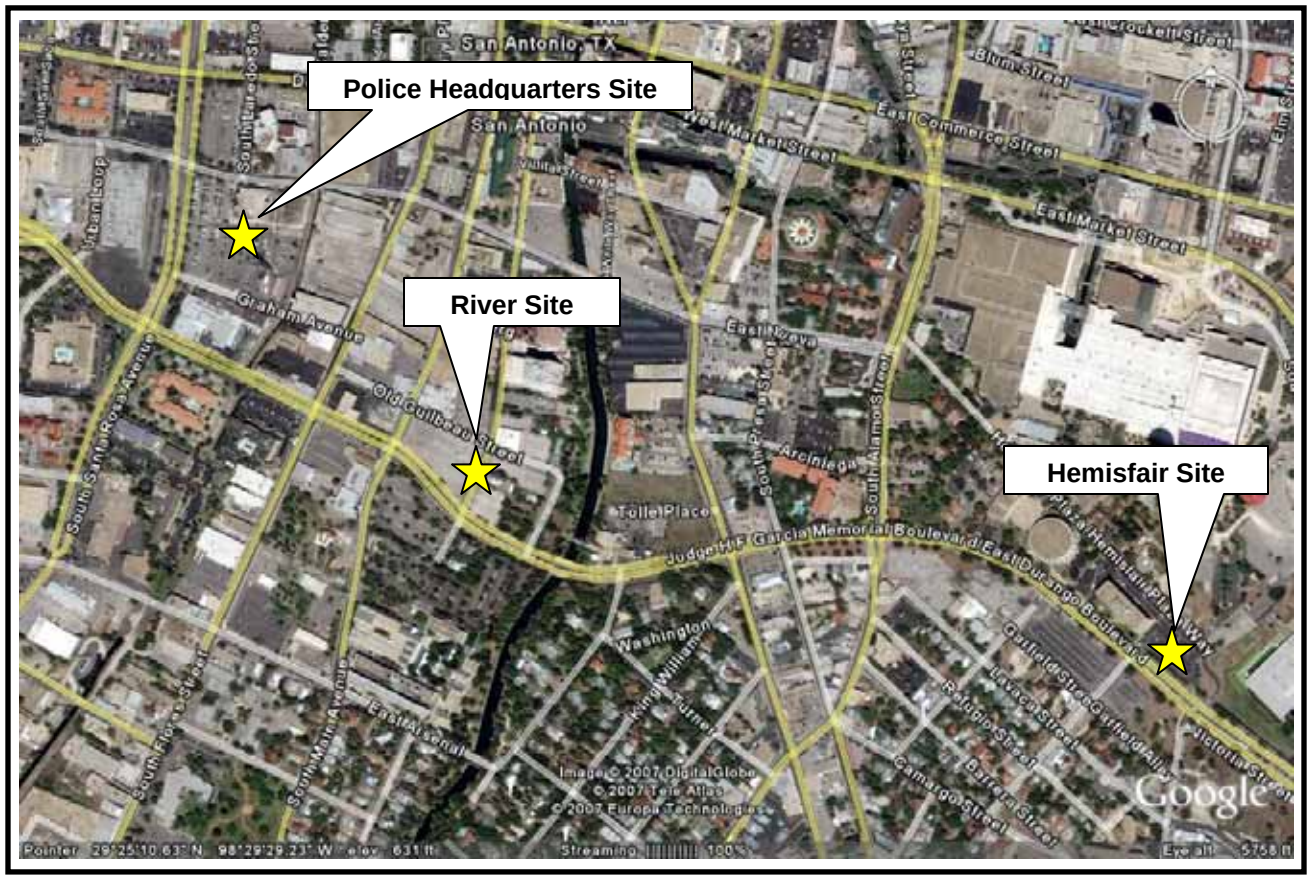


Figure 2-1. Alternative Site Locations.

2.2.1 Renovation of the Existing Courthouse

Under this alternative, the GSA would renovate the existing courthouse in an effort to meet the projected needs of the U.S. Federal Courts in San Antonio. This alternative was not considered feasible because renovation of the existing courthouse would not provide the space necessary to satisfy the short- and long-term occupancy needs of the U.S. Federal Courts (see Section 1.2). Additionally, renovation is cost prohibitive and would result in a disruption of court operations and services which would impact the court system and the community. As a result, this alternative was eliminated from further consideration.

2.2.2 Renovation and Use of Another Facility/Structure

Under this alternative, the GSA would locate another existing facility/structure and renovate it in an effort to meet the projected needs of the U.S. Federal Courts in San Antonio. This alternative was not considered feasible because renovation would be cost prohibitive and would likely result in security issues that could not be adequately addressed with an existing structure (e.g., building location on the site, setback, secured parking, etc.). As a result, this alternative was eliminated from further consideration.

2.2.3 Lease Space

Under this alternative, the GSA would lease space in an effort to meet the projected needs of the U.S. Federal Courts in San Antonio. This alternative was not considered feasible because the costs associated with a leased facility are substantially higher than those associated with a building owned by

the GSA. It was also concluded that this alternative would likely result in security issues that could not be adequately addressed. As a result, this alternative was eliminated from further consideration.

2.2.4 New Construction

Under this alternative, the GSA would construct new facilities in an effort to meet the projected needs of the U.S. Federal Courts in San Antonio. As part of the planning process, several potential locations for a new courthouse in San Antonio were considered and eliminated from consideration because they did not fully satisfy the purpose and need guidelines identified earlier. These sites included:

- City Site (near City Hall)
- K-Mart Site
- Television Site
- Existing Courthouse Site
- Existing Government Parking Site
- Motor Bank Site
- Annex Jail Site
- Fox Tech Site
- Sunset Site
- San Antonio ISD Site
- Non-CBD Site 1
- Non-CBD Site 2
- San Antonio Housing Authority Site
- Hemisfair Site 1
- Hemisfair Site 3

2.3 ALTERNATIVES CARRIED FORWARD FOR DETAILED STUDY

As mentioned earlier, only three action alternatives fully satisfied all of the Tier 1 guidelines and have therefore been carried forward for detailed analysis in this EA. The no action alternative does not satisfy the Tier 1 guidelines; however, pursuant to NEPA, the no action alternative has been carried forward as the baseline to which potential impacts of the alternative can be measured.

2.3.1 No Action Alternative

Under the no action alternative, court activities would remain at the existing John H. Wood, Jr. Federal Courthouse. District court support functions and the U.S. Marshals Service would remain at the adjacent Federal Building. This alternative would not satisfy all the Tier 1 guidelines. More specifically, this alternative:

(1) Would not provide a space/facility that meets the needs of the U.S. Federal Courts and the community. To meet the short-term occupancy needs, the space/facility must provide eight district courtrooms and chambers (5 district and 3 senior district), five magistrate courtrooms and chambers, and one Court of Appeals resident changers. Additionally, this alternative would not satisfy the long-term design needs of the U.S. Federal Courts.

(2) Would not provide a space/facility that satisfies the necessary design criteria. The space/facility must comply with the U.S. Courts Design Guide (USCDG) as well as the provisions of the Americans with Disabilities Act (ADA) (Public Law [PL] 101-336, 1990), the Uniform Federal Accessibility Standards, fire safety standards, and the energy conservation requirements of GSA PBS/Q-100.

(3) Would not provide a space/facility that allows for increased efficiency between courts and court-related agencies. The space/facility must provide for the consolidation of all the District Court, U.S. Marshals Service, and other related operations in one location.

(4) Would not provide a space/facility solution that positively influences development/redevelopment in the San Antonio CBD and is supported by the City of San Antonio. GSA is committed to promoting healthy communities and neighborhoods throughout the United States, especially in revitalizing downtown urban areas. GSA property management decisions try to accommodate Executive Order (EO) 13006 (Locating Federal Facilities on Historic Properties in Our Nation's Central Cities, May 1996) and EO 12072 (Federal Space Management, August 1978), both extolling the virtues of a federal presence in revitalizing and restoring historically important downtown areas and urban centers.

2.3.2 Construction of a New Facility at the River Site

Under this alternative, a new Federal Courthouse would be constructed at the River Site (Figure 2-2). This alternative fully satisfies all Tier 1 guidelines and was therefore carried forward for detailed study in this EA. More specifically, this alternative would:

(1) Provide a space/facility that meets the needs of the U.S. Federal Courts and the community.
(2) Provide a space/facility that satisfies the necessary design criteria.
(3) Provide a space/facility that allows for increased efficiency between courts and court-related agencies.
(4) Provide a space/facility solution that positively influences development/redevelopment in the San Antonio CBD and is supported by the City of San Antonio.
(5) Provide the required space/facility, while minimizing disruption of current federal activities.
(6) Provide a space/facility solution that minimizes impact to the environment.
(7) Provide a space/facility solution in a cost-effective manner.
(8) Provide a space/facility solution where a majority of the overall site is available for acquisition by the GSA.

2.3.2.1 Construction Activities

Under this alternative, the GSA would construct a new Federal Courthouse at the River Site (approximately 5.0 acres in size). The facility would be a planned six stories in height and would be approximately 326,000 gross square feet in size including underground parking. Development of the facility would also include all necessary exterior support infrastructure (e.g., entry drives, walkways, signage, parking, fencing, landscaping, etc.). As part of development of the site, Aubrey Street from East Durango Boulevard to Old Guibeau Street would be permanently closed (removed). Based on the long-term needs of the courts, Dwyer Avenue from East Durango Boulevard to Old Guibeau Street would eventually be permanently closed (removed). Design of the facility would be expected to be completed within Fiscal Year (FY) 2009 with construction beginning in FY 2011 and eventual completion estimated by FY 2012. As part of this alternative, the existing John H. Wood, Jr. Federal Courthouse and the Spears Training Center would be reported as excess when the new courthouse is occupied.

The River Site contains two historic-age architectural properties that may be eligible for nomination to the NRHP. There are also several potentially eligible structures within the half-block APE and a potential for significant archeological deposits at the site. As a result, the GSA would consult with the SHPO and interested parties as required under Section 106 of the NHPA to take into account the potential effects to historic properties as a result of this undertaking. Due to the potential for archeological deposits of unknown significance, an archeological survey would be conducted prior to construction activities. Should demolition of any existing structures (non-historic in nature) be necessary, asbestos and lead-based paint surveys, remediation, disposal, etc. (if warranted) would be conducted by the current owner/offeror prior to demolition and eventual GSA construction activities. Construction staging (including materials storage and staging) would all occur on the 5.0 acre site. On-site equipment would

include the use of heavy trucks, or the equivalent (i.e., heavy track vehicles, etc.), plus concrete trucks. Additional light-duty equipment (e.g., generators, compressors, etc.) would also be utilized throughout the duration of activities. All equipment would likely come from local sources and would be brought to the site via existing roadways. The contractor, in accordance with all applicable laws and regulations, would conduct all substantial equipment maintenance at an off-site location. On-site equipment repairs would be limited to routine daily maintenance and repair; any generated wastes would be disposed of according to all applicable regulations. Construction activities would typically occur eight hours per day (8:00 a.m. to 5:00 p.m., or the equivalent), five days per week (Monday through Friday). Should construction occur on weekends or after 5:00 p.m., all activities would be conducted in accordance with the City of San Antonio Ordinance (Chapter 21 Section 21-52) limit of 80 dBA at property boundaries. Construction activities could require temporary lane closures and/or traffic/pedestrian rerouting (including potential bus routes and bus stops) which would be closely coordinated with the City of San Antonio (and the VIA Metropolitan Transit if necessary) and in accordance with prevailing City regulations and permit requirements. A majority of the construction materials would likely come from the San Antonio area and would be stored on site or at the staging area for the duration of activities. All demolition/construction debris would be recycled or disposed of at an approved landfill in accordance with all applicable federal, state, and local laws and regulations. Similarly, any hazardous wastes generated during construction activities would be disposed of in accordance with all federal, state, and local regulations. Watering exposed soils before activities commence for the day and immediately after they cease would be conducted to minimize fugitive dust. Best management practices (BMPs) would be implemented to reduce soil erosion/siltation.

Figure 2-2. River Site.

In accordance with the NPDES, TCEQ TPDES, and City requirements (construction sites greater than 5 acres [Phase I] and between 1 and 5 acres [Phase II]), a Stormwater Pollution Prevention Plan (SWPPP)

would be developed and implemented for construction activities. A notice of intent (NOI) would be filed with the TCEQ at least 48 hours in advance of construction activities. The SWPPP would be maintained on site and would provide measures to eliminate or reduce any potential impacts to surface water quality in the project area and the Edwards Aquifer (i.e., implementation of BMPs). Additionally, in compliance with City of San Antonio requirements, a 24-hour spill response program conducted in conjunction with the San Antonio Fire Department would be implemented. The design of the new Federal Courthouse would be consistent with the prevailing City of San Antonio Unified Development Code (Ordinance Number 2007-04-12-0409) and Development Standards so that the overall look and "feel" of the structure would complement the area. Development of the site would also be done consistent with the newly enacted Energy Independence and Security Act of 2007, specifically Section 438 (Stormwater Runoff Requirements for Federal Development Projects), which requires the sponsor of any development or redevelopment project involving a federal facility with a footprint that exceeds 5,000 square feet to use site planning, design, construction, and maintenance strategies for the property to maintain or restore, to the maximum extent technically feasible, the predevelopment hydrology of the property with regard to the temperature, rate, volume, and duration of flow.

2.3.2.2 Operations

Operation of the new federal courthouse would not differ substantially from current activities conducted at the John H. Wood, Jr. Federal Courthouse. The new courthouse would consolidate and house one Court of Appeals Judge, the District Court, Probation, Pre-Trial Services, and the U.S. Marshals Service. Additionally, the Federal Public Defender and U.S. Attorneys Office would have trial preparation space. It is anticipated that all current court employees from the John H. Wood, Jr. Federal Courthouse and those providing support functions from the Federal Building would relocate to the new courthouse. The U.S. Marshals Service currently residing in the Federal Building would also relocate to the new courthouse. This would result in approximately 326 personnel relocating to the new facility. The 10-year projected needs would result in approximately 30 additional personnel over that time-frame, for a total of approximately 356 personnel at this new location. For the purposes of this EA, it is assumed that approximately 375 government and employee private vehicles would be in the immediate area on a daily basis. It is also assumed based on data received from the courts that approximately 50 to 100 patrons/visitors (with the same number of vehicles) could be in the immediate area on a daily basis. Although development at this site would not require a Traffic Impact Analysis (TIA) to be prepared (City of San Antonio, Unified Development Code [§35.502]), the GSA would conduct a Limited TIA (to be included in the Final EA) and coordinate closely with the City of San Antonio, Traffic Engineering Section with regards to development of the site in an effort to insure minimal impacts to the local street network. Sufficient employee and visitor/patron parking capacity would be provided at the site with the possibility of additional, nearby on-street metered parking (limited in quantity) as well. Due to security requirements, no on-street metered parking would be provided immediately adjacent to the facility.

2.3.3 Construction of a New Facility at Hemisfair Site 2

Under this alternative, a new Federal Courthouse would be constructed at Hemisfair Site 2 (Figure 2-3). This alternative fully satisfies all Tier 1 guidelines and was therefore carried forward for detailed study in this EA. More specifically, this alternative would:

(1) Provide a space/facility that meets the needs of the U.S. Federal Courts and the community.
(2) Provide a space/facility that satisfies the necessary design criteria.
(3) Provide a space/facility that allows for increased efficiency between courts and court-related agencies.
(4) Provide a space/facility solution that positively influences development/redevelopment in the San Antonio CBD and is supported by the City of San Antonio.
(5) Provide the required space/facility, while minimizing disruption of current federal activities.
(6) Provide a space/facility solution that minimizes impact to the environment.
(7) Provide a space/facility solution in a cost-effective manner.
(8) Provide a space/facility solution where a majority of the overall site is available for acquisition by the GSA.

Figure 2-3. Hemisfair Site.

This alternative is similar to the previous alternative (i.e., River Site) in every way with the exception of the following:

- The site is approximately 2.0 acres in size.
- The facility would be a planned four to six stories in height and would be approximately less than 326,000 gross square feet in size including underground parking.
- Construction staging activities would occur immediately across East Durango Boulevard in a portion of the existing government parking lot.
- No streets would be permanently closed as part of site development.
- There are no historic structures at the site. However due to the presence of one historic structure in the half-block APE, GSA would consult with the SHPO and interested parties as required under Section 106 of the NHPA to take into account the potential effects to this historic property as a result of this undertaking.
- All current court employees from the John H. Wood, Jr. Federal Courthouse would occupy the new facility upon completion. The U.S. Marshals Service currently residing in the Federal Building would also relocate to the new courthouse. The pre-trial and probation functions would remain in the adjacent Federal Building.
- Similar to the previous alternative, approximately 375 government and employee private vehicles would be in the immediate area on a daily basis. These vehicles are currently in the immediate area on a daily basis.
- Similar to the previous alternative, approximately 50 to 100 patrons/visitors (with the same number of vehicles) would be in the immediate area on a daily basis. These vehicles are currently in the immediate area on a daily basis and would not result in an increase.

- Sufficient employee and visitor/patron parking capacity would be provided on-site and across East Durango Boulevard in the existing parking lots with the possibility of additional, nearby on-street metered parking (limited in quantity) as well. Due to security requirements, no on-street metered parking would be provided immediately adjacent to the facility.

2.3.4 Construction of a New Facility at the Police Headquarters Site

Under this alternative, a new Federal Courthouse would be constructed at the Police Headquarters Site (Figure 2-4). This alternative fully satisfies all Tier 1 criteria and was therefore carried forward for detailed study in this EA. More specifically, this alternative would:

(1) Provide a space/facility that meets the needs of the U.S. Federal Courts and the community.
(2) Provide a space/facility that satisfies the necessary design criteria.
(3) Provide a space/facility that allows for increased efficiency between courts and court-related agencies.
(4) Provide a space/facility solution that positively influences development/redevelopment in the San Antonio CBD and is supported by the City of San Antonio.
(5) Provide the required space/facility, while minimizing disruption of current federal activities.
(6) Provide a space/facility solution that minimizes impact to the environment.
(7) Provide a space/facility solution in a cost-effective manner.
(8) Provide a space/facility solution where a majority of the overall site is available for acquisition by the GSA.

Figure 2-4. Police Headquarters Site.

This alternative is similar to the River Site alternative in every way with the exception of the following:

- The site is approximately 7.0 acres in size.
- No streets would be permanently closed as part of site development.
- The facility would be a planned four stories in height.
- There are no historic structures at the site. However due to the presence of historic structures and sites in the half-block APE, GSA would consult with the SHPO and interested parties as required under Section 106 of the NHPA to take into account the potential effects to these historic properties/sites as a result of this undertaking.
- Sufficient employee and visitor/patron parking capacity would be provided on-site and across West Nueva Street in the existing parking lot with the possibility of additional, nearby on-street metered parking (limited in quantity) as well. Due to security requirements, no on-street metered parking would be provided immediately adjacent to the facility.

2.4 COMPARISON OF THE ALTERNATIVES

Table 2-1 provides a summary comparison of the alternatives as they related to the purpose and need guidelines presented in Section 1.0. Table 2-2 provides a summary of the environmental consequences associated with implementing the proposed action through the selection of the three action alternatives or selecting the no action alternative. As demonstrated in Table 2-2, selection of the River Site would be expected to result in a significant impact to historic properties. Selection of any of the other alternatives would be expected to result in no significant impacts to the environment.

Table 2-1. Summary Comparison of Alternatives and Purpose and Need Guidelines.

Purpose and Need Guidelines	Alternatives			
	No Action	**River Site**	**Hemisfair Site 2**	**Police Headquarters Site**
Provides a space/facility that meets the needs of the U.S. Federal Courts and the community.	No	Yes	Yes	Yes
Provides a space/facility that satisfies the necessary design criteria.	No	Yes	Yes	Yes
Provides a space/facility that allows for increased efficiency between courts and court-related agencies.	No	Yes	Yes	Yes
Provides a space/facility solution that positively influences development/redevelopment in the San Antonio CBD and is supported by the City of San Antonio.	No	Yes	Yes	Yes
Provides the required space/facility, while minimizing disruption of current federal activities.	No	Yes	Yes	Yes
Provides a space/facility solution that minimizes impact to the environment.	No	Yes	Yes	Yes
Provides a space/facility solution in a cost-effective manner.	No	Yes	Yes	Yes
Provides a space/facility solution where a majority of the overall site is available for acquisition by the GSA	No	Yes	Yes	Yes

Table 2-2. Alternatives Comparison Matrix Summary.

Environmental Attributes (Threshold Criteria)	Alternatives			
	No Action	**River Site**	**Hemisfair Site 2**	**Police Headquarters Site**
Hazardous Materials and Waste				
(Significant hazardous materials and/or waste generated as a result of construction activities?)	No	No	No	No
(Existing hazardous materials and/or waste issues at the site based on federal and state database searches?)	No	No	No	No
Socioeconomics (including Environmental Justice)				
(Results in significant change in area employment, income, and/or housing characteristics?)	No	No	No	No
(Action occurs in an area considered to be minority in nature?)	No	No	No	No
(Action occurs in an area considered to be low-income in nature?)	Yes	Yes	Yes	Yes
(Results in Environmental Justice Impacts?)	No	No	No	No
(Results in likely impacts to area tourism?)	No	No	No	No
Public Services and Utilities				
(Results in excessive strain or demand on existing facilities and/or infrastructure?)	No	No	No	No
Hydrology				
(Results in impacts to surface water features?)	No	No	No	No
(Results in stormwater run-off in excess of defined limits?)	No	No	No	No
(Results in impacts to groundwater resources?)	No	No	No	No
(Results in development within the defined 100-year flood zone?)	No	No	No	No
Land Use and Zoning				
(Action could be in conflict with existing and/or planned land use of the site?)	No	No [1]	No	No
(Action could be in conflict with existing and/or planned land use of the immediate surrounding area?)	No	No [1]	No	No
(Action is in conflict with prevailing zoning designations?)	No	No	No	No
Traffic, Transportation, and Parking				
(Results in significant impact to area traffic and transportation routes?)	No	No	No	No
(Results in parking requirements that could not be adequately met?)	No	No	No	No
Air Quality				
(Results in an increase above de minimis standards?)	No	No	No	No
Noise				
(Results in unacceptable short-term levels at nearby sensitive receptors?)	No	No	No	No
(Results in long-term increases to unacceptable levels?)	No	No	No	No
Cultural and Historic Resources				
(Results in significant impact to archeological resources?)	No	No [2]	No	No
(Results in significant impact to historic architectural properties?)	No	**Yes** [3]	No [3]	No [3]

1 - Although not significant, based on the adopted 1999 Downtown Neighborhood Plan, it appears that development of a new Federal Courthouse (as described in Section 2.3.2.1) at the River Site could be interpreted as being in conflict with the adopted land use vision for the site and the immediate surrounding area.

2 - An archeological survey would be conducted prior to ground-disturbing or other construction activities to insure no impacts to archeological resources that may be present at the site.

3 - GSA would consult with the SHPO and interested parties as required under Section 106 of the NHPA to take into account the potential effects to historic properties as a result of this undertaking.

SECTION 3.0
EXISTING ENVIRONMENT

This section of the EA describes the existing environment of the areas comprising the three alternative locations under consideration by the GSA for construction of a new Federal Courthouse. This includes the approximate 5.0-acre River Site, the 2.0-acre Hemisfair Site, and the 7.0-acre Police Headquarters Site. All three sites were depicted previously in Section 2.0 (see Figure 2-2, 2-3, and 2-4).

3.1 HAZARDOUS MATERIALS AND WASTE

As part of the planning process, GSA prepared three separate Phase I Environmental Site Assessments (ESAs) for each site under consideration for construction of a new Federal Courthouse. The purpose of the Phase I ESAs was to identify, to the extent feasible, recognized environmental conditions (RECs) in connection with each of the sites under consideration. By doing this, the assessments were intended to permit the GSA to qualify for defenses to liability under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), that is, the practices that constitute "all appropriate inquiry into the previous ownership and uses of the property consistent with good commercial or customary practice" as defined in 42 U.S. Code (USC) 9601(35)(B).

The Phase I ESAs were conducted within the scope of the American Society for Testing Materials (ASTM) E 1527-05 standard. As part of the assessment, Environmental Data Resources (EDR) was contracted to conduct a search of Federal and State databases containing known and suspected sites of environmental contamination. In order to describe the existing conditions at (and immediately surrounding) the sites under consideration, the number of listed sites identified within the approximate minimum search distance (AMSD) from the Federal and State environmental records database listings specified in ASTM Standard E 1527-05 are summarized in the following sections. The EDR summary reports are included as Appendix A and the complete Phase I ESA reports are on file with the GSA.

3.1.1 River Site

The River Site is largely covered with surface parking on the north and northwest portions of the site. Several structures exist on the site with the largest one (historical in nature) currently being used as an office building. The remainder of the site is maintained grass and other ornamental vegetation. Surrounding uses are largely commercial and/or industrial in nature with the San Antonio River to the immediate east. The search of Federal and State databases containing known and suspected sites of environmental contamination in the vicinity of the River Site resulted in the identification of the following (Table 3-1). As demonstrated in the summary table below, and based on the findings of the Phase I ESA conducted for the River Site, there are no known existing hazardous materials and/or waste issues associated with the River Site.

3.1.2 Hemisfair Site 2

The Hemisfair Site is immediately adjacent to the existing Federal Building and is comprised largely of existing surface parking associated with the Federal Building. Approximately half of the site is land associated with the adjacent (east) University of Texas San Antonio Institute of Texan Cultures. Land to the south is largely surface parking and Hemisfair Park and associated facilities can be found to the north of the site. The search of Federal and State databases containing known and suspected sites of environmental contamination in the vicinity of the Hemisfair Site resulted in the identification of the following (Table 3-2). As demonstrated in the summary table below, and based on the findings of the Phase I ESA conducted for the Hemisfair Site, there are no known existing hazardous materials and/or waste issues associated with the Hemisfair Site.

3.1.3 Police Headquarters Site

The Police Headquarters Site includes one large office building on the northeast corner of the site and a smaller vehicle maintenance structure on the southeast corner with a communications tower adjacent to it. The remainder of the site is paved for parking with maintained grass, trees and ornamental vegetation dispersed throughout. In the vehicle maintenance area, soil contamination has been addressed, final concurrence was issued by the State and the case closed. Surrounding uses are largely commercial and/or industrial in nature with the San Antonio River approximately ¼ mile to the east. The search of Federal and State databases containing known and suspected sites of environmental contamination in the vicinity of the Police Headquarters Site resulted in the identification of the following (Table 3-3). As demonstrated in the summary table below, and based on the findings of the Phase I ESA conducted for the site, there are no known existing hazardous materials and/or waste issues associated with the Police Headquarters Site.

Table 3-1. Summary List of Federal and State Listed Sites Relative to the River Site.

Site ID and Address	Location Relative to River Site	Database Listing	Findings
Federal Databases			
Brown Express, Inc. 428 S. Main Street	1/8 to ¼ mile north	RCRA-SQG	No violations found, site is not a REC
PDR Boat Company 202 E. Nueva	1/8 to ¼ mile north-northeast	RCRA-SQG	No violations found, site is not a REC
Exxon Mobil Corp. 700 S. St. Marys	1/8 – ¼ mile east	RCRA-SQG	No violations found, site is not a REC
San Antonio Arsenal No address	1/8 to ¼ mile south-southwest	FUDS	Military munitions produced or demilitarized at the site. Current use of the site is industrial with historic buildings owned by the City. Site is not a REC.
State Databases			
Downtown Muffler Shop 601 S. Alamo	¼ to ½ mile east	LTANKS	Minor soil contamination, final concurrence issued, case closed. Site is not a REC.
SS 6 7678 700 S. St. Marys	1/8 to ¼ mile east	LTANKS/ UST	No groundwater impact, no threats or impacts to receptors, final concurrence issued, case closed. Tanks removed from ground. Site is not a REC.
Don Lee Sidney Francis II 701 S. St. Marys	1/8 to ¼ mile east-southeast	LTANKS/ UST	Groundwater impacted, no apparent threats or impacts to receptors, final concurrence issued, case closed. Tanks removed from ground. Site is not a REC.
Allen Electric 728 S. St. Marys	¼ to ½ mile east-southeast	LTANKS	No apparent threats or impacts to receptors, final concurrence issued, case closed. Site is not a REC.
Tower Garage 211 Villita Street	¼ to ½ mile north-northeast	LTANKS	Soil contamination only. Final concurrence issued, case closed. Tanks removed from ground. Site is not a REC.
Tower Life 310 S. St. Marys	¼ to ½ mile north-northeast	LTANKS	Minor soil contamination. Final concurrence issued, case closed. Site is not a REC.
San Antonio Police Dept. 214 W. Nueva	¼ to ½ mile north-northwest	LTANKS	Soil contamination. Final concurrence issued, case closed. Site is not a REC.
City of San Antonio 740 Alamo Street	¼ to ½ mile east-southeast	LTANKS	Soil contamination only. Final concurrence issued, case closed. Tanks removed from ground. Site is not a REC.
Loomis Armored 611 S. Presa Street	¼ to ½ mile southeast	LTANKS	Minor soil contamination. Final concurrence issued, case closed. Tanks removed from ground. Site is not a REC.
Conoco 511 915 S. Flores	¼ to ½ mile southwest	LTANKS	No groundwater impact, no threats or impacts to receptors. Final concurrence pending. Tanks removed from the ground. Site is not a REC.
CPS Manhole 21287 901 S. Laredo	¼ to ½ mile west-southwest	LTANKS	No groundwater impact, no threats or impacts to receptors. Final concurrence issued, case closed. Site is not a REC.
HE Butt Grocery 646 S. Main Street	0 to 1/8 mile west-southwest	UST	No violations reported. Tanks removed from ground. Site is not a REC.
Kallison Properties 455 S. Main Street	1/8 to ¼ mile north-northwest	UST	No violations reported. Tanks removed from ground or filled in place. Site is not a REC.

Table 3-1 (cont'd.). Summary List of Federal and State Listed Sites Relative to the River Site.

Site ID and Address	Location Relative to River Site	Database Listing	Findings
State Databases			
City Marina 202 E. Nueva Street	1/8 to ¼ mile north-northeast	UST	No violations reported. Tanks removed from ground. Site is not a REC.
Federal Res. Bank of Dallas 128 E. Nueava Street	1/8 to ¼ mile north	UST	No violations reported. One tank in use, others removed from ground. Site is not a REC.
San Antonio Fleet Manage. 651 S. Main Avenue	0 to 1/8 mile west-southwest	UST	No violations reported. Tank filled in ground. Site is not a REC.
Building 12 651 South Main Avenue	0 to 1/8 mile west-southwest	UST	No violations reported. Tanks filled in ground. Site is not a REC.
A Action Engine & Trans. 701 S. Flores Street	1/8 to ¼ mile west-southwest	UST	No violations reported. Tanks removed from ground. Site is not a REC.
TG Liljenwall Truck and Tire 125 Guadalupe Street	¼ to ½ mile west-southwest	TX VCP	Soils impacted. Site is not a REC.
NCB 637 Alamo SEC S. Cherry and ML	¼ to ½ mile south-southeast	TX VCP	Soils and groundwater impacted. Site is not a REC.

REC Recognized Environmental Condition
RCRA-SQG Resource Conservation and Recovery Act-Small Quantity Generator
FUDS Formerly Used Defense Sites
LTANKS Leaking Underground Storage Tank
UST Underground Storage Tank
TX VCP Texas Voluntary Cleanup Program
Source: GSA 2007

Table 3-2. Summary List of Federal and State Listed Sites Relative to the Hemisfair Site.

Site ID and Address	Location Relative to Hemisfair Site	Database Listing	Findings
Federal Databases			
San Antonio Arsenal No address	1/2 to 1 mile west	FUDS	Military munitions produced or demilitarized at the site. Current use of the site is industrial with historic buildings owned by the City. Site is not a REC.
State Databases			
Downtown Muffler Shop 601 S. Alamo	1/8 to ¼ mile west	LTANKS	Minor soil contamination, final concurrence issued, case closed. Site is not a REC.
City Water Brd. Centr. Plant 1001 E. Market Street	¼ to ½ mile north-northeast	LTANKS	Soil contamination. Final concurrence issued, case closed. Site is not a REC.
PMT 402 Hoefgen Avenue	¼ to ½ mile east	LTANKS	Groundwater impact, off-site migration unlikely. Final concurrence issued, case closed. Tanks removed from ground or filled in place. Site is not a REC.
Lila Cockrell Theater 200 E. Market	¼ to ½ mile north-northwest	LTANKS	Groundwater impacted, no threats or impacts to receptors. Final concurrence issued, case closed. Site is not a REC.
Alamo Iron Works 101 Montana Street	¼ to ½ mile east	LTANKS	Groundwater impact, off-site migration unlikely. Final concurrence issued, case closed. Tanks removed from ground. Site is not a REC.
Allied Electric & AC 511 Hoefgen	¼ to ½ mile east	LTANKS	Groundwater impact, off-site migration unlikely. Final concurrence pending documentation. Tanks removed from ground. Site is not a REC.
City of SA Central SH 224 Nevada Street	¼ to ½ mile east-southeast	LTANKS	Soil contamination only. Final concurrence issued, case closed. Tanks removed from ground. Site is not a REC.
Former Amoco Station 303 Blum Street	¼ to ½ mile north-northeast	LTANKS	Groundwater impacted, no threats or impacts to receptors. Final concurrence issued, case closed. Site is not a REC.
Alamo Dome Bus Facility SE Hoefgen & Galveston	¼ to ½ mile east-northeast	LTANKS	Minor soil contamination. Final concurrence issued, case closed. Tanks filled in place. Site is not a REC.
EN Garage 237 N. Center Street	¼ to ½ mile northeast	LTANKS	Groundwater impacted. No water supply well within ¼ mile. Final concurrence issued, case closed. Tanks removed from ground. Site is not a REC.

Table 3-2 (cont'd.). Summary List of Federal and State Listed Sites Relative to the Hemisfair Site.

Site ID and Address	Location Relative to River Site	Database Listing	Findings
State Databases			
City of San Antonio 740 Alamo Street	1/8 to ¼ mile west-southwest	LTANKS/ UST	Soil contamination only. Final concurrence issued, case closed. Tanks removed from ground. Site is not a REC.
Loomis Armored 611 S. Presa Street	¼ to ½ mile west-southwest	LTANKS	Minor soil contamination. Final concurrence issued, case closed. Tanks removed from ground. Site is not a REC.
Allen Electric 728 S. St. Marys	¼ to ½ mile west	LTANKS	No apparent threats or impacts to receptors. Final concurrence issued, case closed. Site is not a REC.
Don Lee Sidney Francis II 701 S. St. Marys	¼ to ½ mile west	LTANKS	Groundwater impacted, no apparent threats or impacts to receptors. Final concurrence issued, case closed. Tanks removed from ground. Site is not a REC.
Herbert Contraras Jr. 716 S. Presa Street	¼ to ½ mile southwest	LTANKS	Minor soil contamination. Final concurrence issued, case closed. Tanks removed from ground. Site is not a REC.
SS 6 7678 700 S. St. Marys	¼ to ½ mile west	LTANKS	No groundwater impact, no threats or impacts to receptors. Final concurrence issued, case closed. Tanks removed from ground. Site is not a REC.
Liberto Specialties Company 830 S. Presa Street	¼ to ½ mile south-southwest	LTANKS	Soil contamination, no action required. Final concurrence issued, case closed. Site is not a REC.
Dakota St. Soc. 203 Dakota Street	¼ to ½ mile east-southeast	LTANKS	Groundwater impacted, off-site migration unlikely. Final concurrence issued, case closed. Tanks removed from ground. Site is not a REC.
VIA Metropolitan Transit 313 Dakota	¼ to ½ mile east-southeast	LTANKS	Soil contamination only. Final concurrence issued, case closed. Tank removed from ground. Site is not a REC.
Anthony Specia 716 S. Alamo Street	1/8 to ¼ mile west-southwest	UST	No violations reported. Tanks removed from ground. Site is not a REC.
SA Convention Center 600 East Market Street	¼ to ½ mile north	TX VCP	Soil and groundwater contamination. Site is not a REC.
H.B. Gonz. Convention Ctr. 200 East Market Street	¼ to ½ mile north-northwest	TX VCP	Soils impacted. Site is not a REC.

REC Recognized Environmental Condition
FUDS Formerly Used Defense Sites
LTANKS Leaking Underground Storage Tank
UST Underground Storage Tank
TX VCP Texas Voluntary Cleanup Program
Source: GSA 2007a

Table 3-3. Summary List of Federal and State Listed Sites Relative to the Police Headquarters Site.

Site ID and Address	Location Relative to Police Headquarters Site	Database Listing	Findings
Federal Databases			
Brown Express, Inc. 428 S. Main Street	⅛ to ¼ mile southeast	RCRA-SQG	No violations found, site is not a REC
PDR Boat Company 202 E. Nueva	⅛ to ¼ mile east-southeast	RCRA-SQG	No violations found, site is not a REC
Anacomp 117 W. Commerce	⅛ to ¼ mile northeast	RCRA-SQG	No violations found, site is not a REC
San Antonio Arsenal No address	⅛ to ¼ mile south-southeast	FUDS	Military munitions produced or demilitarized at the site. Current use of the site is industrial with historic buildings owned by the City. Site is not a REC.
State Databases			
City of San Antonio SAPD Central 214 W. Nueva St San Antonio, TX 78207	Target Property	TIER 2	No violations reported.

Table 3-3 (cont'd.). Summary List of Federal and State Listed Sites Relative to the Police Headquarters Site.

Site ID and Address	Location Relative to Police Headquarters Site	Database Listing	Findings
State Databases			
San Antonio Police Dept 214 W. Nueva St San Antonio, TX 78207	Target Property	LTANKS	Final Concurrence issued, case closed. The site is not a REC. Minor soil contamination - does not require a RAP.
San Antonio Police Dept 214 W. Nueva St San Antonio, TX 78207	Target Property	AST	No violations found, site is not a REC.
San Antonio Police Dept 214 W. Nueva St San Antonio, TX 78207	Target Property	UST (2)	No violations found, site is not a REC.
Christus Santa Rosa Health Center 333 N. Santa Rosa St.	¼ to ½ mile north-northwest	LTANKS	No groundwater impact, no apparent threats or impacts to receptors, final concurrence issued, case closed. Tanks removed from ground. Site is not a REC.
Fiesta Plaza 211 S. Pecos St.	¼ to ½ mile west-northwest	LTANKS	Group 1 groundwater, off-site migration unlikely, final concurrence, case closed. Site is not a REC.
Cattleman Square 700 W. Commerce	¼ to ½ mile northeast	LTANKS	Groundwater impacted, no apparent threats or impacts to receptors, final concurrence issued, case closed. Site is not a REC.
Travis Park Plaza Garage 217 E. Travis	¼ to ½ mile north-northeast	LTANKS	Soil contamination only, requires full site assessment and RAP, final concurrence issued, case closed. Site is not a REC
Central Plant 900 E. Commerce St.	¼ to ½ mile west-northwest	LTANKS	Soil contamination - no remedial action required. Final concurrence issued, case closed. Site is not a REC.
Firestone Service Center 445 N. Main Ave.	¼ to ½ mile north-northeast	LTANKS	Minor soil contamination - does not require a RAP. Final concurrence issued, case closed. Site in not a REC.
Tower Garage 211 Villita Street	¼ to ½ mile north-northeast	LTANKS	Soil contamination only. Final concurrence issued, case closed. Tanks removed from ground. Site is not a REC.
Tower Life 310 S. St. Marys	¼ to ½ mile north-northeast	LTANKS	Minor soil contamination. Final concurrence issued, case closed. Site is not a REC.
Western Union Telegraph 205 E. Travis St.	¼ to ½ mile northeast	LTANKS	Soil contamination only, requires full site assessment and RAP. Final concurrence issued, case closed. Site is not a REC.
SS 6 7678 700 S. St. Marys	⅛ to ¼ mile east	LTANKS/ UST	No groundwater impact, no threats or impacts to receptors, final concurrence issued, case closed. Tanks removed from ground. Site is not a REC.
Stop N Go Markets 1520 303 S. Santa Rosa Ave.	0 to ⅛ mile west	UST	No violations reported. Tanks removed from ground. Site is not a REC.
Information Services Dept. Gene 506 Dolorosa	0 to ⅛ mile northeast	UST	No violations reported. Tank in use. Site is not a REC.
Bill Miller Bar-B-Q 430 S Santa Rosa	⅛ to ¼ mile southwest	UST	No violations reported. Tanks (2) removed from ground, one tank in use. Site is not a REC.
Federal Reserve Bank of Dallas 128 E. Nueava Street	⅛ to ¼ mile north	UST	No violations reported. One tank in use, others removed from ground. Site is not a REC.
Kallison Properties 455 S. Main Street	⅛ to ¼ mile north-northwest	UST	No violations reported. Tanks removed from ground or filled in place. Site is not a REC.
City Marina 202 E. Nueva Street	⅛ to ¼ mile north-northeast	UST	No violations reported. Tanks removed from ground. Site is not a REC.
TG Liljenwall Truck and Tire Sales 125 Guadalupe Street	¼ to ½ mile south-southwest	TX VCP	Soils impacted. Site is not a REC.

REC Recognized Environmental Condition
RCRA-SQG Resource Conservation and Recovery Act-Small Quantity Generator
FUDS Formerly Used Defense Sites
LTANKS Leaking Underground Storage Tank
UST Underground Storage Tank
TX VCP Texas Voluntary Cleanup Program
TIER 2 Tier 2 Chemical Inventory Reports
RAP Remedial Action Plan

Source: GSA 2007b

3.2 SOCIOECONOMICS (INCLUDING ENVIRONMENTAL JUSTICE)

All numbers presented in this section are based on the results of the 2000 U.S. Census which represents the most current and complete demographic data publicly available. The ROI for socioeconomics is defined as USCB Tract 1101, as all three proposed sites are located within this Census Tract. Bexar County and City of San Antonio data is used when appropriate and for comparative purposes. Demographic data for Tract 1101, which is applicable to all sites under consideration, is provided below in Table 3-4. The River Site and the Police Headquarters Site are located with USCB Block Group 7. The Hemisfair Site is within Block Group 3. This more detailed demographic data is provided later in the section.

As demonstrated in Table 3-4, Bexar County, the City of San Antonio, and USCB Tract 1101 all have a minority population greater than 50 percent, but none demonstrates numbers that could be considered meaningfully greater than the minority population percentage in the general population.

A difference can be seen between Census Tract 1101 and the City of San Antonio and Bexar County with regards to unemployment, income, and poverty level. Unemployment in Census Tract 1101 is reported as being approximately three times higher than that of Bexar County and the City. Income within Census Tract 1101 is generally reported as being half that of Bexar County and the City and the data also indicate a minor increase (between 7 and 8 percent) in the number of families below the poverty level within Census Tract 1101. The median household income found within Census Tract 1101 is reported as being $16,029 which is below the defined national poverty threshold of $17,603. As such, those households are considered to be low-income in nature. There is also a higher prevalence of vacant housing units within Census Tract 1101 when compared to that of Bexar County and the City.

Table 3-4. Demographic Data for Tract 1101, Bexar County, and the City of San Antonio.

Data Set	Bexar County	City of San Antonio	U.S. Census Tract 1101
Population			
Total Population	1,392,931	1,144,646	3,316
White non-Hispanic	36%	32%	31%
Black or African American	7%	8%	9%
American Indian or Alaska Native	1%	1%	2%
Hispanic or Latino	56%	59%	58%
Total Minority Population	**64%**	**68%**	**69%**
Employment and Income			
Labor Force Employed (civilian)	94%	94%	82%
Labor Force Unemployed (civilian)	6%	6%	18%
Median Household Income	$38,328	$36,214	$16,029
Families Below Poverty Level	**13%**	**14%**	**21%**
Housing			
Total Housing Units	521,359	489,867	1,924
Occupied Housing Units	94%	90%	83%
Vacant Housing Units	6%	10%	17%

Notes:
All data presented is approximate in nature and standard rounding has been employed.
Source: USCB 2007a

U.S. Census Block Group Data

U.S. Census Block Groups represents a subdivision of a given U.S. Census Tract. A Block Group is the smallest geographic unit for which the U.S. Census Bureau tabulates sample data. As mentioned earlier, the River Site and the Police Headquarters Site are located with U.S. Census Block Group 7 and the Hemisfair Site is within Block Group 3. Table 3-5 provides demographic data for these two Block Groups along with a comparison to the larger geographic area of Census Tract 1101 data provided in the previous table.

Table 3-5. Demographic Data for Block Group 3 and Block Group 7.

Data Set	U.S. Census Tract 1101	Block Group 7 (River Site and Police HQ Site)	Block Group 3 (Hemisfair Site)
Population			
Total Population	3,316	211	243
White non-Hispanic	31%	32%	47%
Black or African American	9%	17%	10%
American Indian or Alaska Native	2%	1%	2%
Hispanic or Latino	58%	50%	41%
Total Minority Population	**69%**	**68%**	**53%**
Employment and Income			
Labor Force Employed (civilian)	82%	38%	80%
Labor Force Unemployed (civilian)	18%	62%	20%
Median Household Income	$16,029	$7,596	$14,844
Families Below Poverty Level	**21%**	**65%**	**0%**
Housing			
Total Housing Units	1,924	118	169
Occupied Housing Units	83%	70%	76%
Vacant Housing Units	17%	30%	24%

Notes:
All data presented is approximate in nature and standard rounding has been employed.
Source: U.S. Census Bureau 2007a

As demonstrated in Table 3-5, both Block Group 3 and Block Group 7 have a minority population greater than 50 percent. Block Group 7 (68 percent minority) is more closely reflective of the larger Census Tract 1101 (69 percent minority), with Block Group 3 being approximately 10 percent less (53 percent minority). Neither of the Block Groups demonstrates numbers that could be considered meaningfully greater (or less) than the minority population percentage in the general population.

A difference can be seen between the two Block Groups with regards to unemployment, income, and poverty level. Unemployment and income within Block Group 3 is similar to that of the larger encompassing Census Tract 1101. However, with regards to Block Group 7, unemployment is reported as being roughly three times that of Block Group 3 and the larger Census Tract 1101 at approximately 62 percent. Median household income is reported to be about half in Block Group 7 as that of Block Group 3 and the larger Census Tract 1101. Similar to Census Tract 1101, both Block Groups are reported to be below the defined national poverty threshold of $17,603. As such, those household are considered to be low-income in nature. The biggest difference between the two Block Groups can be seen in families considered below the poverty level. As demonstrated, 65 percent of the families within Block Group 7 are reported as being below the poverty level. None are reported within Block Group 3. When comparing these results to the larger encompassing Census Tract 1101, Block Group 3 demonstrates roughly three times the number of families below the poverty level (65 percent).

In summary, when compared to the general population, neither Block Group 3 nor Block Group 7 demonstrates numbers that could be considered meaningfully greater than the minority population percentage in the general population. However, as reported by the USCB, both Block Group 3 and 7 can both be considered low-income in nature, with Block Group 7 demonstrating traits of extreme poverty.

Tourism

San Antonio's reputation as a great place to visit has made it a favorite of meeting planners and tourists, and visitors and tourists have a vital role in the local economy. According to a 2004 study, The Economic Impact of San Antonio's Hospitality Industry (Greater San Antonio Chamber of Commerce 2004), more than 21 million visitors came to San Antonio in 2004. These visitors, and the hospitality industry as a whole produce a number of economic benefits for the City:

- Creation of both part-time and full-time jobs.
- Visitor spending impacts local economy – sports, food service, transportation, cultural events, healthcare, etc.
- Visitor spending has a multiplier effect. Each dollar of visitor spending generates approximately one additional dollar of income for San Antonio as the effects of this spending work their way through the local economy.
- The presence of so many visitors helps promote a vibrant and diverse cultural and social atmosphere that is attractive to San Antonio residents and visitors alike.

Economic Impact

Tourism and hospitality is a vital and expanding part of the San Antonio economy. According to the 2004 hospitality industry study, San Antonio ranks tenth among U.S. destinations for overnight leisure travel:

- In 2004, 17.4 million leisure visitors came to enjoy San Antonio's unique history and culture. Of these, 9.1 million were overnight leisure visitors.
- An additional 3.9 million business visitors came to the area for conventions and other business purposes.

The hospitality industry's economic impact in 2004 was just under $8.7 billion. The businesses that make up the hospitality industry fall into four sectors: Transportation and Travel Arrangements; Lodging and other traveler accommodations; Restaurants and other eating and drinking establishments; and Entertainment and recreation activities ranging from golf to cultural events, amusement parks, and spectator sports. The Restaurant sector made the largest contribution to the local economy, accounting for 40.7 percent of the total economic impact or $3.5 billion. Transportation and Lodging contributed 23.2 percent and 24.3 percent respectively.

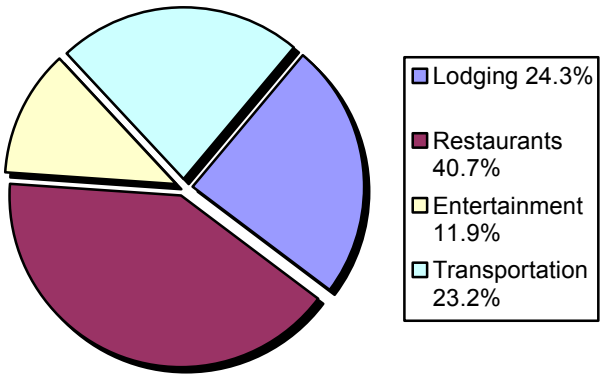


Figure 3-1. Economic Impact of Tourism and Hospitality.

The industry's annual payroll was $1.58 billion (direct wage payments) with an average of 93,999 jobs in 2004. Over two thirds of these workers were employed in the Restaurant sector and many were part-time employees.

Financial Contribution to Local Government

Tourism and hospitality is also a major contributor of tax and other revenues to local government, providing $99.7 million in revenues in 2004. This is equivalent to 15.6 percent of the City's adopted General Fund budget for the 2004 fiscal year. The revenues come from a variety of sources. The largest share ($46.4 million) comes from the Hotel Occupancy Tax (HOT). Property taxes on real and personal business property accounted for $12.5 million in City revenues. Sales taxes paid on purchases at businesses in the hospitality industry contributed another $20.0 million. These businesses bought $86.0 million worth of electricity and natural gas from CPS Energy; since 14% of CPS revenues are paid to the City in lieu of taxes, the City received $12.0 million from these payments. Smaller amounts of revenue ($8.9 million) were received from river cruise concessions and taxes on alcoholic beverages sold in restaurants and bars. The City of San Antonio is not the only local government entity that depends on revenues from tourism and the hospitality industry, as sales, property and hotel occupancy taxes are paid

to other municipalities. In addition, Bexar County collects property and hotel occupancy taxes, while school districts, the Alamo Community College District, the University Health System and the San Antonio River Authority all levy property taxes paid by hospitality and tourism-related businesses. The County collected $9.2 million in HOT taxes in 2004. Property taxes on just those tourism and hospitality-related businesses located within the San Antonio City limits contributed $37 million to local school districts, $7 million to Bexar County, and another $8 million to the other taxing entities.

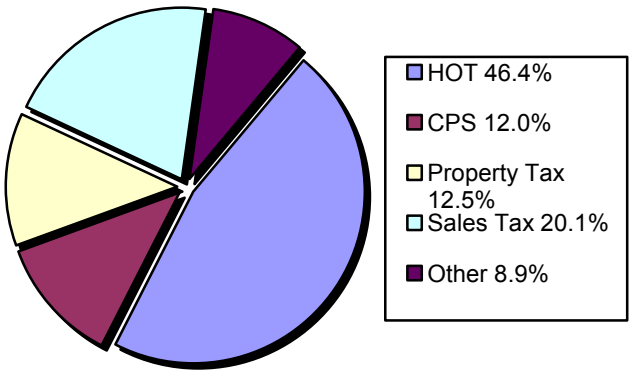


Figure 3-2. Financial Contribution from Tourism and Hospitality.

Tourist and Visitor Attractions

As mentioned, a variety of attractions draw visitors to San Antonio for business and for pleasure. A listing of several of the attractions and opportunities that draw people to visit San Antonio include:

- San Antonio River Walk
- Henry B. Gonzalez Convention Center
- Market Square
- Hemisfair Park and the Tower of the Americas
- Casa Navarro State Historical Park and other parks
- Spanish Governor's Palace
- Majestic and Empire Theatres
- San Antonio Zoo
- The Alamo and Mission Trail
- Mission San Jose
- Witte Museum
- UTSA's Institute of Texan Cultures
- King William and other Historic Districts
- La Villita
- Market Square
- Sunset Station
- Fort Sam Houston and other military installations
- Museum of Modern Art and other museums
- San Antonio Botanical Gardens
- San Antonio Zoological Gardens and Aquarium
- Six Flags Fiesta Texas
- Sea World San Antonio
- Splashtown
- Alamodome
- Golf courses
- Parks

Relevant to the three sites under consideration for the new Federal Courthouse, the following attractions or destinations are within the immediate vicinity:

- The San Antonio River is immediately adjacent to the River Site. Commander House Park is located approximately one block south of the River Site across East Durango Boulevard. The Arsenal Historic District can also be found to the south across East Durango Boulevard.

- Hemisfair Park (including the Tower of the Americas), the Convention Center, and the UTSA Institute of Texan Cultures are adjacent to the Hemisfair Site. The Alamodome is further to the east across IH 37. The Hemisfair Site is within the Hemisfair Historic District and the Lavaca Historic District is immediately adjacent, across East Durango Boulevard. The La Villita Historic District is a bit further to the northwest.

- There are no major tourist attractions or destinations in the immediately adjacent to the Police Headquarters Site, however, the Main/Military Plaza Historic District is just northeast, across Nueva Street.

3.3 PUBLIC SERVICES AND UTILITIES

Public Transit

VIA Metropolitan Transit is the public transit system in San Antonio. Services provided by VIA include: bus service including downtown streetcar service; paratransit service for riders with disabilities; vanpool service for commuters; and special event park and ride services. The River Site is served by VIA Metro Route 67 and Frequent Route 68. The Hemisfair Site is served by both Metro and Express routes (Routes 30 and 16 respectively) and the Police Headquarters Site is served by Express Route 64. An existing bus stop can be found at the River Site at the corner of East Durango Boulevard and South Main Avenue. Bus stops are also located at the existing Federal Courthouse and Federal Building adjacent to the Hemisfair Site. An existing bus stop is also provided at West Nueva Street and South Santa Rosa Street at the Police Headquarters Site (VIA Metropolitan Transit 2007).

Police and Fire

Police and safety is provided by the City of San Antonio Police Department. The closest police station is found at one of the three sites under consideration – the Police Headquarters Site located at the corner of West Nueva Street and South Santa Rosa Street. The second closest police station can be found approximately ½ mile west-southwest on South Frio. Fire protection and safety is provided for the City by the San Antonio Fire Department. There are four fire stations that can readily serve the area in which all three proposed sites are located: Fire Station 1 located at 801 East Houston Street, Fire Station 3 located at 1425 East Commerce Street, Fire Station 7 located at 1414 South St. Marys, and Fire Station 11 located at 610 South Frio (City of San Antonio 2007).

Schools and Other Public Buildings and/or Facilities

Public schools are provided for the City of San Antonio by the San Antonio Independent School District (SAISD). Schools include: elementary, middle, high, academies, special, and magnets (SAISD 2007):

- The San Antonio Technology Academy Charter School is located approximately .20 miles to the west of the River Site at 605 South Flores Street and the George Sanchez Charter High School is located approximately .05 miles north of the River Site at 436 South Main Avenue. Alamo Community College also has a facility approximately .30 miles southwest of the River Site at 201 West Sheridan.

- Herff Elementary School is located approximately .20 miles south of the Hemisfair Site at 406 Barrera Street and Bonham Elementary School is approximately .30 miles west of the Hemisfair Site at 925 South St. Marys Street. The SAISD also has a facility across from the existing Federal Courthouse at 141 Lavaca Street.

- The University of Texas at San Antonio, Downtown Campus as well as the Navarro Academy can both be found further west, across Interstate Highway (IH) 35 South. These are the closest educational facilities to the Police Headquarters Site. The closest medical facilities, hospital, and other related services can be found north of the Police Headquarters Site in the North Santa Rosa Street/East Houston Street vicinity.

Solid Waste

Solid waste collection and disposal within the City of San Antonio is provided by the City. However, a variety of private collection companies provide solid waste collection and disposal for commercial and business entities. There are two primary landfills that serve the San Antonio area, the first is the Covel Gardens Landfill (owned by Waste Management of Texas, Inc.) and the second is the BFI/Allied Waste Tessman Road Landfill. The Tessman Road Landfill is closest (east) to all of the proposed sites (City of San Antonio 2007a).

Water and Wastewater

The San Antonio Water System (SAWS) is a public utility owned by the City of San Antonio The SAWS serves approximately 1 million people in the urbanized part of Bexar County. This population includes approximately 325,944 water customers and 354,878 wastewater customers. The SAWS service areas are established by its permits from state regulatory authorities. The service area for water supply includes most (but not all) of the City of San Antonio, several suburban municipalities, and adjacent parts of Bexar County. In addition to serving its own retail customers, SAWS also provides wholesale water supplies to several smaller utility systems within this area boundary. A larger and somewhat different area, following natural watersheds, is defined for wastewater collection and treatment. SAWS is the only sewage treatment agency in this area, and it charges a fee to the military bases and suburban cities which maintain their own wastewater collection systems. SAWS also provides collection and treatment services by contract to developments outside its defined service area, to avoid unnecessary proliferation of state wastewater discharge permits. Currently, most of San Antonio's drinking water is pumped from the Edwards Aquifer (see Section 3.4 for more details). All three proposed sites are within the defined SAWS Water Distribution Area and within the SAWS defined Central Sewer Service Area (SAWS 2007).

Natural Gas and Electric Service

Acquired by the City of San Antonio, CPS Energy (the nation's largest municipally-owned utility with both natural gas and electric service) serves approximately 677,000 electric customers and almost 318,000 natural gas customers in and around San Antonio. CPS Energy adds, on average, 1,000 to 2,000 new customers each month and accommodates growth through its Strategic Energy Plan. All three proposed sites are within an area served by the City of San Antonio's, CPS Energy (CPS Energy 2007).

3.4 HYDROLOGY

Surface Water

As mentioned previously, all three sites under consideration for construction and operation of a new Federal Courthouse are currently either completely developed (the Police Headquarters Site) or largely developed (the River Site and the Hemisfair Site are approximately 50 percent or more developed) and contain no surface water features. Surface water drainage at all three sites is via sheet drainage to engineered storm collection basins. The San Antonio River is immediately adjacent (east) of the River Site and receives some stormwater runoff from the eastern portion of the site. The San Antonio River has been straightened and channelized in the area as part of the San Antonio River Walk, the primary tourist attraction in the City of San Antonio which features many of San Antonio's hotels, restaurants, night clubs, shopping centers, and businesses. San Pedro Creek is immediately east of the Police Headquarters Site.

Groundwater

Currently, most of San Antonio's drinking water is pumped from the Edwards Aquifer, a massive underground reservoir. The Edwards Aquifer is intensely faulted and fractured carbonate limestone that lies within the Balcones fault zone. The dynamics and size of the this geologic anomaly make it one of the most wondrous aquifers in the nation, through its storage capacity, flow characteristics, water producing capabilities, and efficient recharging ability. The Edwards aquifer and its catchment area in the San Antonio region is about 8,000 square miles and includes all or part of 13 counties in south-central Texas. The recharge and artesian areas of the Edwards aquifer underlie the six counties south and east of the Balconces fault escarpment. The aquifer underlies approximately 3,600 square miles, is about 180 miles long from west to east and varies from 5 to 30 miles wide. The Edwards aquifer receives most of its water from the drainage basins located on the Edwards Plateau. The catchment area, about 4,400 square miles, contains the drainage basins of the streams that recharge the Edwards aquifer. In the San Antonio region, the Edwards limestone attains a thickness of approximately 450 to 500 feet. The water wells supplying SAWS customers' number a total of 92 with an average daily pumpage of 136.50 million gallons per day or 418 acre-feet. From 1934 through 1994 the average recharge to the Edwards aquifer was 676,600 acre-feet. The quality of the water produced by the Edwards Aquifer is generally considered exceptionally good (Eckhardt 2007).

Floodplains

According to FEMA FIRM, the River Site is largely outside of the FEMA defined 100-year and 500-year floodplains. The extreme eastern portion of the site, from just west of Aubrey Street stretching to the San Antonio River is delineated as being within the 500-year flood zone. The adjacent San Antonio River is delineated as being within the 100-year flood zone. The Hemisfair Site is delineated by FEMA as being outside both the 500-year and 100-year flood zones. The Police Headquarters Site is shown by FEMA as also being outside the 500-year and 100-year flood zones. San Pedro Creek, to the immediate east, is defined as being within the 100-year flood zone (EDR 2007).

3.5 LAND USE AND ZONING

Both zoning (City of San Antonio Unified Development Code, Ordinance 2007-04-12-0409) and land use designations (Unified Development Code, Section 35-420) are established by the City of San Antonio. The City of San Antonio Development Services Department is divided into two divisions - Building Development and Land Development. The Land Development Division is involved with the review and approval process of Master Development Plans (MDPs), Plats, Tree Preservation, Infrastructure, Traffic Impact Analysis (TIAs), Addressing, Zoning, and Unified Development Code (UDC) Amendments.

The zoning designations relevant to one or more of sites (often in combination with other listed designations) are as follows (City of San Antonio 2007b). Zoning and land use data specific to each of the three sites under consideration is provided following the zoning designation descriptions

Zoning Designations

- **D - Downtown (Base Zoning District).** This district provides concentrated downtown retail, service, office and mixed uses in the existing central business districts. Major/regional shopping centers are permitted, but urban design standards are required in order maintain a neighborhood commercial scale, to promote pedestrian activity, and to maintain the unique character of the center. Large outdoor sales areas are not permitted. Pedestrian circulation is required as are common parking areas. The "D" district promotes the long-term vitality of the central business district.

- **C-2 – Commercial (Base Zoning District).** These districts permit general commercial activities designed to serve the community such as repair shops, wholesale businesses, warehousing and limited retail sales with some outdoor display of goods. These districts promote a broad range of

commercial operations and services necessary for large regions of the city, providing community balance.

- **O-2 – Office (Base Zoning District).** This district permits institutional, indoor retail, service and office uses requiring arterial or collector street access and business and commercial development along urban arterials. The purpose of the "O-1" and "O-2" districts is to accommodate well-designed development sites that provide excellent transportation access, make the most efficient use of existing infrastructure and provide for orderly transitions and buffers between uses.

- **RM-4 – Mixed Residential (Base Zoning District).** These districts provide areas for medium to high-density, single-family residential uses mixed with a variety of housing types where adequate public facilities and services exist with capacity to serve development. These districts are composed mainly of areas containing a mixture of single-family, two-family and multi-family dwellings and open space where similar residential development seems likely to occur. The district regulations are designed to encourage a suitable neighborhood environment for family life by including among the permitted uses such facilities as schools and churches; and to preserve the openness of the area by requiring certain minimum yard and area standards. Mixed residential districts provide flexible minimum lot size and density requirements in order to allow for market and design flexibility while preserving the neighborhood character and permitting applicants to cluster development in order to preserve environmentally sensitive and agricultural land areas.

- **RIO – 3 and 4 (River Overlay Districts).** The purpose of these districts is to establish regulations to protect, preserve and enhance the San Antonio River and its improvements by establishing design standards and guidelines for properties located near the river. The San Antonio River is a unique and precious natural, cultural and historic resource that provides a physical connection through San Antonio by linking a variety of neighborhoods, cultural sites, public parks and destinations. The districts (1 through 6) cover a total of six (6) geographic areas spanning the river from its northern boundary, near Hildebrand Avenue, to a southern boundary near Mission Espada and the southern city limits.

- **H – Historic District and HS – Historic Significance (Overlay Districts).** Historic districts and landmark designations are adopted in order to protect and preserve places and areas of historical, cultural, or architectural importance and significance. Historic districts and landmark designation preserve and enhance the City's historic resources. Such districts bear the word "historic" in their zoning designation; such landmarks bear the words "historic, exceptional" (HE) or "historic, significant" (HS) in their zoning designation.

Land Use Designations

The City of San Antonio, Neighborhood Planning Urban Design Division partners with the community (neighborhood associations, community organizations, and other community-related groups) to produce Neighborhood and Community Plans that include goals and action steps for land use, housing, economic development, community facilities and transportation networks. Each plan is submitted to the City Council for approval and implementation. Neighborhood Plans focus on smaller geographic areas of about one square mile, 4,000 to 10,000 residents, or at least 1,500 dwellings. Neighborhood Plans generally include the population necessary to support an elementary school. Usually, two or more neighborhood association areas are included within a Neighborhood Plan. Community Plans focus on larger geographic areas that include between 20,000 and 60,000 people and several neighborhoods. Community Plans include the population necessary to support at least one middle or high school.

The City of San Antonio Unified Development Code provides for development of, and update (every five years) to, neighborhood and community plans. The Downtown Neighborhood Plan was developed as a component to the City's Comprehensive Master Plan and was adopted on May 13, 1999 (City of San

Antonio 1999). All three sites under consideration are included within the boundaries of the original Downtown Neighborhood Plan.

The purpose of the Downtown Neighborhood Plan was to identify proposed land uses, potential housing development areas, transportation systems, economic development initiatives, urban design guidelines as well as pedestrian and open space connections. In 1999, more than 800 stakeholders attended 13 public meetings in the development of the plan, which serves as a guide for future growth and development. The plan has been consulted by City departments and agencies when considering policy development and capital projects. The land use plan in the document also served as a guide for the comprehensive rezoning of the Central Business District. The Downtown Neighborhood Plan classifies the Hemisfair Park area as a Government/Educational land use and recommends the continuation of this area's use as a Special Events District. However, no further recommendations specific to the Hemisfair Park area were addressed in the Downtown Neighborhood Plan. As such, the Hemisfair Park Area Master Plan was developed as an update and in support of specific goals identified in the Downtown Neighborhood Plan with a specific plan to develop the Hemisfair Park area as a regional community asset. The Hemisfair Park Area Master Plan was adopted by the City Council on March 25, 2004 as an update to the Downtown Neighborhood Plan (City of San Antonio 2004).

In summary, the adopted (1999) Downtown Neighborhood Plan provides for envisioned land uses within 19 districts (A through S) within the downtown area. The Hemisfair Park Area Master Plan (2004) provides an updated and adopted land use plan specific to the Hemisfair Park and immediately surrounding area. Detailed land use data specific to each of the three sites under consideration is provided below.

3.5.1 River Site

The River Site is currently zoned by the City of San Antonio as D RIO-3 – Downtown. Surrounding zoning to the north is designated as D and D RIO-3. Land to the immediate south across East Durango Boulevard is designated DH RIO-4 and is comprised of the Arsenal Historic District. Lands to the immediate east and west are designated D RIO-3.

According to the adopted 1999 Downtown Neighborhood Plan, the River Site is within District J. District J is the Lower River District, and was envisioned as predominantly a mid-rise mixed use neighborhood that has the San Antonio River Walk as the neighborhood focal point. Durango is envisioned as developing as a mixed use, mid-rise corridor with parking facilities and hotels with ground floor retail. Mid-rise includes up to 5-stories with a maximum of 50 units per gross acre.

Surrounding land use to the north, east, and west is also within District J with similar envisioned land uses. To the south, across East Durango Boulevard, lands are within District K. District K is King William, envisioned as single family and duplex housing at a maximum density of 12 units per gross acre. Continued preservation was also recommended within the historic district. Maximum densities of 40 units per gross acre along low-rise mixed use corridors along South Alamo and South St. Mary's Streets were anticipated.

3.5.2 Hemisfair Site

The Hemisfair Site is currently zoned by the City of San Antonio as D H HS. Immediate surrounding zoning to the north is D H HS RIO-3. Land to the immediate south across East Durango Boulevard is designated as O2 H and RM4 H. Lands to the immediate east and west are designated by the City as D H HS. The area comprising the Hemisfair Site, north of East Durango Boulevard, falls within the Hemisfair Historic District. The area immediately south of the site, across East Durango Boulevard, is within the Lavaca Historic District.

According to the adopted 1999 Downtown Neighborhood Plan, the Hemisfair Site is within District H (Government/Educational). District H is the Special Events District, an area envisioned with the

continuation of Henry B. Gonzalez Convention Center activities, federal offices, Institute of Texan Cultures and the Alamodome. The community identified this district as one appropriate location to be considered for any future major sporting facilities.

Surrounding land use to the north, east, and west is also within District H with similar envisioned land uses. Lands to the south, across East Durango Boulevard is within District I according to the 1999 Downtown Neighborhood Plan. District I (Residential) is the Lavaca Neighborhood/Victoria Courts area. This area was envisioned with infill and rehabilitation of single family and duplex housing at a maximum density of 12 units per gross acre to maintain Lavaca neighborhood character. Redevelopment of Victoria Courts into mixed income housing that supports residential and office developments and integrates into adjacent neighborhood street pattern and character was also considered. Durango Boulevard (the northern edge of Victoria Courts) was envisioned as mixed use, low-to-mid-rise corridor with low-rise development at 3-stories and 40 units per gross acre and mid-rise at 5-stores and 50 units per gross acre. South Presa was viewed as an additional mixed use low-rise corridor.

As mentioned earlier in this section, as an update to the 1999 Downtown Neighborhood Plan, the Hemisfair Park Area Master Plan was developed in 2004 with a more detailed study of the Hemisfair Park area. The Hemisfair Site under consideration is within this area. As part of the update, six Plan Areas were established by geographic boundaries that related to the desired future uses within each area. The Hemisfair Site under consideration is within Plan Area 5 - Boulevard North. The 2004 update notes that the north side of East Durango Boulevard serves as a gateway to Hemisfair Park along the pedestrian access points. As such, it is important that the open space areas be treated as a continuum around any physical structures of the Boulevard North Area, so that the function of Hemisfair Park will be visually accessible to pedestrian and vehicular traffic along East Durango Boulevard. The 2004 update provided four recommendations/goals for the Boulevard North area:

- Coordinate with the GSA on planned relocation of the Federal Courthouse and Training Facility
- Explore opportunities for adaptive re-use of federal facilities
- Extend park area around buildings to East Durango Boulevard
- Provide adequate, convenient parking for employees and visitors

Although the adopted land use plan detailed in the 2004 update continues the 1999 land use designation of the area as Government/Educational, the plan does provide “conceptual” recommendations with regards to possible pedestrian access points, gateway areas, and parking. Specific to the Hemisfair Site under consideration, the 2004 update identifies the site as parking and the area between the site and the existing Federal Building as a possible gateway and pedestrian access point to Hemisfair Park. The 2004 adopted land use plan also designates all immediately surrounding areas as Government/Educational. This includes the area south of East Durango Boulevard.

3.5.3 Police Headquarters Site

The Police Headquarters Site is currently zoned by the City of San Antonio as D – Downtown. Surrounding zoning to the north, south, and east is also designated as Downtown. Land to the immediate west, across Santa Rosa is designated by the City as C-2 – Commercial.

According to the adopted 1999 Downtown Neighborhood Plan, the Police Headquarters Site is within District Q. District Q is the San Pedro Creek District, and was envisioned as Mixed Use neighborhood along San Pedro Creek linear park that has active recreational facilities and a historic trail. Development of community, educational, hotel and recreational facilities in areas along IH-35 was anticipated. The redesign of Romana Plaza is also considered as a unique concept within this district. Immediate surrounding land use in all directions is also within District Q with similar envisioned land uses.

3.6 TRAFFIC, TRANSPORTATION, AND PARKING

Traffic and Transportation

The City of San Antonio, Public Works Transportation Group serves the citizens of San Antonio by encouraging the safe and efficient movement of people and goods through a well designed, operated and maintained, multi-modal transportation network of City streets and highways. It is the mission of the Transportation Group to facilitate the orderly development of San Antonio and to provide the best possible services to citizens and visitors. The Transportation Group is divided into four sections:

- Traffic Operations
- Traffic Engineering
- Neighborhood Traffic Engineering
- Traffic Management

The Traffic Engineering Section is responsible for issuing permits for temporary street closures, collecting and maintaining traffic count data, performing traffic studies, as well as a variety of other related functions. The Traffic Engineering Section was also responsible for conducting Traffic Impact Analysis (TIA); however, this function is now handled by the Development Service Department within the City.

Street Classifications

In an effort to facilitate effective and efficient movement of vehicles and goods in San Antonio as well as to plan for future growth and improvements, the City Planning Department develops and maintains a Major Thoroughfare Plan (Ordinance 98282). The Major Thoroughfare Plan (City of San Antonio 2004a) is consistent with and implements various portions of the City's Master Plan. The Thoroughfare Plan classifies roads in the City into several standard road classifications. Within the downtown area (Central Business District), roads are listed as falling within the following five types:

- Primary Arterial Type A
- Primary Arterial Type B
- Secondary Arterial Type A
- Secondary Arterial Type B
- Arterial Type C

Primary Arterial. A primary arterial street connects two or more sub regions, provides secondary connections outside cities, and complements freeways in high volume corridors. Primary arterial streets provide access to freeways, other principal arterials, and high volume collectors, but have no direct land access except for major traffic generators. The level of accessibility for a primary arterial street is defined as medium distance to long trips at high to moderate speeds within the urban area and express transit trips. The types (A, B, and C) are a function of the amount of right-of-way required.

Secondary Arterial. A secondary arterial street connects adjacent sub regions and activity centers with sub regions. Secondary arterial streets provide access to freeways, principal arterial streets, other arterial streets, and collector streets. Secondary arterial streets have restricted direct land access. The level of accessibility for a secondary arterial street is defined as medium to short trips at moderate to low speeds and local transit trips. The types (A, B, and C) are a function of the amount of right-of-way required.

Traffic Studies and Counts

Periodically, the City Transportation Group conducted traffic studies that involve the collection and analysis of traffic data to aid engineers in their decision-making and planning processes. Traffic studies provide historical information about roadways, they aid in planning improvements in a particular area, and

they help to identify problems and their level of severity. Traffic studies generally involve one or more of the following:

- Collecting traffic counts (volume, speed, vehicle classifications, turning movement counts, etc.)
- Reviewing accident data
- Field investigations

Traffic counts are collected by the City using battery-powered traffic counters with road tube sensors. Although count data is usually not available immediately adjacent to a given location (i.e., the three sites under consideration here), the data is useful in identifying the existing conditions (as of a particular date) along a particular roadway or at a particular intersection within the City that is nearby or in the vicinity of a location. The most current traffic count data published by the City is October 10, 2007. Available traffic count data (volumes) within the vicinity of the three sites under consideration is provided below (Table 3-6).

Table 3-6. October 2007 City of San Antonio Published Traffic Count Data Summary.

Major Street	Location	Minor Street	Direction	Date Counted	Volume	Site Relevance
Durango	East of	South Flores Street.	Westbound	March 2007	9,307	River Site Police Headquarters Site
Durango	West of	South Flores Street	Eastbound	March 2007	8,277	River Site Police Headquarters Site
Santa Rosa	South of	East Commerce Street	Northbound	August 2007	8,089	Police Headquarters Site
Santa Rosa	North of	East Commerce Street	Southbound	August 2007	4,881	Police Headquarters Site

Source: City of San Antonio 2007c

3.6.1 River Site

East Durango Boulevard, which forms the southern boundary of the River Site is classified in the Major Thoroughfare Plan as a Primary Arterial (Type B) street. Dwyer Avenue which currently bisects the site in a north-south direction and South Main Avenue which forms the western boundary of the site are both classified in the Major Thoroughfare Plan as Primary Arterial (Type A) streets. East Durango Boulevard is four lanes (two in each direction) with a vegetated center median and turn lanes. Dwyer Avenue and South Main Avenue both have two lanes.

3.6.2 Hemisfair Site

East Durango Boulevard, which fronts the Hemisfair Site, is classified in the Major Thoroughfare Plan as a Primary Arterial (Type B) street. East Durango Boulevard is four lanes (two in each direction) with a vegetated center median and turn lanes.

3.6.3 Police Headquarters Site

South Santa Rosa Street, which forms the western boundary of the Police Headquarters Site, is classified in the Major Thoroughfare Plan as a Primary Arterial (Type A) street. West Nueva Street, which forms the northern boundary of the site, is classified in the Major Thoroughfare Plan as a Arterial (Type C) street. South Santa Rosa Street is six lanes (three in each direction) with a vegetated center median and turn lanes. West Nueva Street is two lanes in each direction.

Parking

The City of San Antonio, through its Department of Downtown Operations, operates, maintains, and enforces all on-street parking meters and off-street parking spaces under the City's control in downtown San Antonio. The parking space inventory consists of 6,472 parking spaces in surface lots and multi-

level garages, 2,040 regular parking meters, and 60 event meters for events at the Alamodome (City of San Antonio 2007d).

Of the five multi-level parking structures operated by the City, none are within reasonable walking distance from the three sites under consideration. Metered on-street parking is available at the Hemisfair site along East Durango Boulevard. Metered parking is also available at the River Site along Aubrey Street, Dwyer Avenue, South Main Avenue, and along Old Guilbeau Street. The closest metered parking at the Police Headquarters Site can be found to the north of the site along South Laredo Street.

There is one City run surface parking lot (Durango South Federal Lot – 700 East Durango) adjacent to the Hemisfair Site on the west side of East Durango Boulevard. The lot contains roughly 130 parking spaces. There is additional parking for roughly 300 vehicles on the west side of East Durango Boulevard immediately adjacent to the City lot. There are no City run surface parking lots in the immediate vicinity of the River Site and one surface parking lot immediately adjacent (north) to the Police Headquarters Site on the north side of West Nueva Street (Dolorosa Lot – Dolorosa at Santa Rosa). The lot contains roughly 170 parking spaces. The Hemisfair Site under consideration contains parking for roughly 110 vehicles for the adjacent Federal Building. The River Site has existing parking space available for more than 250 vehicles, and the Police Headquarters Site has parking available for more than 300 vehicles.

3.7 AIR QUALITY

Federal regulations (40 CFR §81) have defined Air Quality Control Regions (AQCRs), or airsheds, for the entire United States. AQCRs are based on population and topographic criteria for groups of counties within a state, or counties from multiple states that share a common geographical or pollutant concentration characteristic. Bexar County is located within AQCR 217 – the Metropolitan San Antonio Intrastate AQCR. Bexar County and the San Antonio area is listed by the USEPA as being in nonattainment for the 8-hour ozone standard. San Antonio and Bexar County are still subject to the 1-hour ozone standard. The San Antonio region violated federal air quality standards for ground-level ozone based on ozone measurements recorded during the 2001 to 2007 averaging period. In 2002, an Early Action Compact agreement signed by local elected officials and submitted to the federal government gave the San Antonio region an opportunity to reduce pollution based on voluntary strategies that are appropriate for the region. As part of the Early Action Compact, local leaders agreed to implement voluntary strategies to clean the air using a quicker timeline than would normally occur when areas violate federal standards and are designated nonattainment. The Early Action Compact defers nonattainment status and provides relief from federal regulatory requirements associated with a nonattainment designation until 2008 (Alamo Area Council of Governments [AACOG] 2007).

3.8 NOISE

Average acceptable day-night sound pressure levels fall in a range between 50 dB in quiet suburban areas to 70 dB in very noisy urban areas (USEPA 1974). All three sites under consideration would fall within this range given the urbanized environment. There are no schools, churches, or hospitals within 250 feet of any of the sites. Other affected public receptors are limited to public buildings, parks, and historic buildings that abut or nearly abut the properties. Residential neighbors/neighborhoods do not directly abut any of the sites.

3.9 CULTURAL AND HISTORIC RESOURCES

As part of this EA, a Cultural Resources Reconnaissance and Assessment was conducted of all three sites currently under consideration for the potential construction of a new Federal Courthouse in downtown San Antonio (GSA 2008). The detailed report is provided in Appendix E with a summary of the findings included in the following sections.

3.9.1 River Site

The River Site contains two historic-age architectural properties that may be eligible for nomination to the NRHP. The first is located at 111 Aubrey Street and is a Queen Anne style one-story, hipped roof frame residence with a gabled front bay. The porch has a turned spindle frieze and spindle balustrade, and turned posts with angular scrolls. The residence is in excellent condition. The second is located at 408 Dwyer and is a Queen Anne/Colonial Revival style two-story, brick, L-plan residence with projecting front entrance bay. The building, currently used as an office, is a good example of the style, having a pyramidal roof with gables and dormers and a recessed entrance porch with round arched openings.

A number of historic-age, or NRHP-eligible buildings, as well as several NRHP-listed properties and a small portion of the King William Historic District are located in the half-block APE. Located just east of the site and across the river is the KWEX TV Station that was recommended eligible in a previous study. To the south across Durango Boulevard is the U.S. San Antonio Arsenal, which is listed in the NRHP, and two houses listed in neighborhood surveys. One of the three residential structures, 122 Woodward Street, to the north is also considered eligible for the NRHP. The two last historic properties are 432 and 442 Dwyer Avenue. Both buildings have been identified as being historically significant by the San Antonio Zoning Commission and designated significant by the San Antonio City Council. Several commercial structures are located within the APE west of the River Site. These include three one-story buildings that probably date to the 1930s, but have been sufficiently altered by the addition of large plate glass windows on their primary facades that they appear to be ineligible for listing in the NRHP. The 500 block of South Main Avenue on the east side of the street is the former location of property owned by Francois Guilbeau and was the site of a landmark residence and slave quarters. The house site is now the location of a parking lot. Guilbeau served briefly as mayor in 1841 and as an alderman in 1854 and 1855. In 1842, he was appointed vice consul in Texas by the French government. His estate on South Main was a San Antonio landmark until the house was demolished in 1952.

Additionally, near surface and deeply buried intact archeological deposits, particularly associated with the mid-nineteenth century development of the area, may exist at this location and their significance would require determination.

3.9.2 Hemisfair Site

The Hemisfair Site and the half-block APE contain one property, the Institute of Texan Cultures, that was recommended eligible for listing in the NRHP in 2002 under Criterion A because it “has provided important cultural-studies work within the state of Texas” and under Criterion Consideration G “because of achieving significance within the last 50 years.” The general area of the Hemisfair location lies within a grant made in the early nineteenth century to Miguel Arciniega, but it appears that no development of the property occurred prior to the mid-to-late nineteenth century when it became heavily developed with residential structures. This remained the same until the urban renewal initiatives in the mid-twentieth century and the work in preparation for Hemisfair ’68 destroyed most of these structures and this area in general.

Considering the impacts to the surface and near surface due to demolition of structures, leveling of lots, installation of underground utilities, widening of roads, and cutting and filling for construction, the potential for intact, significant archeological deposits at the Hemisfair Site is extremely low.

3.9.3 Police Headquarters Site

The Police Headquarters Site does not contain any properties that appear to be eligible for nomination to the NRHP. However, the half-block APE contains several structures that might be age-eligible only, and the site abuts the Main and Military Plazas Historic District and the Casa Navarro State Historic Site. South and east of the site are buildings owned by Bill Miller Barbecue. The building on the south side of this site was recommended not eligible for inclusion in the NRHP in 2006 due to alterations that had occurred in the past 50 years. The building on the east side of the site and San Pedro Creek at 301

South Flores appears to date to the 1920s with alterations dating from the 1940s or 1950s. The core of the building is a good example of early twentieth-century industrial architecture that has been recorded in a neighborhood survey, and subsequent alterations may have been completed by the early 1950s; further research would be necessary to establish a building chronology and to assess NRHP eligibility. The building at 331 South Flores appears to be associated with the automotive industry that developed along this portion of South Flores in the 1920s and 1930s. It appears to retain integrity to be considered for inclusion to the NRHP under Criterion C. In addition, research to establish the relationship of this building and its associations with early automotive dealer Jack W. Neal may also warrant inclusion under Criterion B. Additionally, the channelization of San Pedro Creek on this side of the site is considered one of the last "traditional" engineering solutions to flood control in San Antonio, and even though there have been some alterations and repairs, it may be eligible for inclusion on the NRHP. North of the Police Headquarters Site, at 228 South Laredo, is the Casa Navarro State Historic Site, which is listed on the NRHP and is to be administered by the Texas Historical Commission subsequent to transfer from the Texas Parks and Wildlife Department. A County warehouse located at 131 West Nueva is within the boundaries of the Main and Military Plazas Historic District, but was identified as an intrusive element in the District.

Considering surface and near-surface impacts due to demolition of structures, leveling of lots, installation of utilities, widening of roads, channelization of San Pedro Creek, and cutting and filling for construction, the potential for intact, significant archeological deposits at the Police Headquarters Site is extremely low.

SECTION 4.0
ENVIRONMENTAL CONSEQUENCES

This section of the EA forms the basis for the comparison of the alternatives identified earlier in Section 2.3. The organization of this section mirrors that of Section 3.0 and describes the likely environmental consequences of taking no action and those associated with construction and operation of a new Federal Courthouse at either the River Site, Hemisfair Site 2, or the Police Headquarters Site. The likely environmental consequences have been summarized earlier in Section 2.4 (see Table 2-3).

4.1 HAZARDOUS MATERIALS AND WASTE

4.1.1 No Action Alternative

Implementing the no action alternative would result in no significant hazardous materials and/or waste impacts. Under the no action alternative, court activities would remain at the existing John H. Wood, Jr. Federal Courthouse. District court support functions and the U.S. Marshals Service would remain at the adjacent Federal Building. No additional site acquisition would be necessary and no construction activities would occur. As a result, no significant hazardous materials and/or waste impacts would be anticipated.

4.1.2 Construction of a New Facility at the River Site

Implementing this alternative would result in no significant hazardous materials and/or waste impacts. As discussed in Section 3.1, there are no existing hazardous materials and/or waste issues associated with the River Site. The results of the Phase I ESA conducted at the site concluded that there are no RECs associated with the site. Additionally, as discussed in Section 2.3.2.1, all demolition/construction debris would be recycled or disposed of at an approved landfill in accordance with all applicable federal, state, and local laws and regulations. Similarly, any hazardous wastes generated during construction activities would be disposed of in accordance with all federal, state, and local regulations. As a result, no significant hazardous materials and/or waste impacts would be anticipated.

4.1.3 Construction of a New Facility at Hemisfair Site 2

Similar to the previous alternative, implementing this alternative would result in no significant hazardous materials and/or waste impacts. As discussed in Section 3.1, there are no existing hazardous materials and/or waste issues associated with the Hemisfair Site. The results of the Phase I ESA conducted at the site concluded that there are no RECs associated with the site. Additionally, as discussed in Section 2.3.2.1, all demolition/construction debris would be recycled or disposed of at an approved landfill in accordance with all applicable federal, state, and local laws and regulations. Similarly, any hazardous wastes generated during construction activities would be disposed of in accordance with all federal, state, and local regulations. As a result, no significant hazardous materials and/or waste impacts would be anticipated.

4.1.4 Construction of a New Facility at the Police Headquarters Site

Similar to the previous two alternatives, implementing this alternative would result in no significant hazardous materials and/or waste impacts. As discussed in Section 3.1, there are no existing hazardous materials and/or waste issues associated with the Police Headquarters Site. The results of the Phase I ESA conducted at the site concluded that there are no RECs associated with the site. Additionally, as discussed in Section 2.3.2.1, all demolition/construction debris would be recycled or disposed of at an approved landfill in accordance with all applicable federal, state, and local laws and regulations. Similarly, any hazardous wastes generated during construction activities would be disposed of in

accordance with all federal, state, and local regulations. As a result, no significant hazardous materials and/or waste impacts would be anticipated.

4.2 SOCIOECONOMICS (INCLUDING ENVIRONMENTAL JUSTICE)

4.2.1 No Action Alternative

Implementing the no action alternative would result in no significant socioeconomic (including environmental justice) impacts. Under the no action alternative, court activities would remain at the existing John H. Wood, Jr. Federal Courthouse. District court support functions and the U.S. Marshals Service would remain at the adjacent Federal Building. No additional site acquisition would be necessary and no construction activities would occur. As a result, no significant socioeconomic (including environmental justice) impacts would be anticipated.

4.2.2 Construction of a New Facility at the River Site

Implementing this alternative would result in no significant socioeconomic (including environmental justice) impacts. Implementing this alternative would result in no new measurable long-term employment opportunities, however, short-term employment changes could be realized during construction activities. A limited short-term economic gain could be realized by construction worker food and beverage sales and hotel accommodations. Additional short-term economic gains could be realized in the form of construction materials purchasing and equipment/vehicle rental. Although not significant, long-term development and operation at this site by the federal government would remove it from the tax roll, resulting in a minor decrease in tax revenue. Long-term socioeconomic benefits could be realized if the development were to serve as a catalyst for future development/redevelopment in the area. As discussed in Section 3.2, the River Site is within USCB Block Group 7 which is considered by the USCB as an area of low-income. However, construction and operation of a new Federal Courthouse at this site would not negatively affect these populations. There are no low-income households or families below the poverty level residing at the site. As a result, no environmental justice impacts would be anticipated. Some minor, temporary impacts could be realized in the form of construction noise, traffic, etc. (see Section 4.6 and 4.8), but the impacts would not be long-term and would not be significant in nature.

Implementing this alternative would result in no significant impacts to tourism or the hospitality industry in the immediate surrounding area or greater San Antonio. As mentioned earlier, long-term benefits could be realized if the development were to serve as a catalyst for future development/redevelopment in the area. Short-term impacts in the form of construction noise, traffic rerouting, pedestrian access restrictions, etc. (see Section 4.6 and 4.8), could inconvenience tourists visiting nearby attractions/locations, but, as mentioned, the impacts would be short-term in nature and would not be significant with regards to overall tourist activity or the economic benefits realized from tourism in the downtown area.

4.2.3 Construction of a New Facility at Hemisfair Site 2

Implementing this alternative would result in no significant socioeconomic (including environmental justice) impacts. Implementing this alternative would result in no new measurable long-term employment opportunities, however, short-term employment changes could be realized during construction activities. A limited short-term economic gain could be realized by construction worker food and beverage sales and hotel accommodations. Additional short-term economic gains could be realized in the form of construction materials purchasing and equipment/vehicle rental. Long-term socioeconomic benefits could be realized if the development were to serve as a catalyst for future development/redevelopment in the area. As discussed in Section 3.2, the Hemisfair Site is within USCB Block Group 3 which is considered by the USCB as an area of low-income. However, construction and operation of a new Federal Courthouse at this site would not negatively affect these populations. There are no low-income households or families below the poverty level residing at the site. As a result, no environmental justice impacts would be anticipated. Some minor, temporary impacts could be realized in the form of

construction noise, traffic, etc. (see Section 4.6 and 4.8), but the impacts would not be long-term and would not be significant in nature.

Implementing this alternative would result in no significant impacts to tourism or the hospitality industry in the immediate surrounding area or greater San Antonio. As mentioned earlier, long-term benefits could be realized if the development were to serve as a catalyst for future development/redevelopment in the area. Short-term impacts in the form of construction noise, traffic rerouting, pedestrian access restrictions, etc. (see Section 4.6 and 4.8), could inconvenience tourists visiting nearby attractions/locations, but, as mentioned, the impacts would be short-term in nature and would not be significant with regards to overall tourist activity or the economic benefits realized from tourism in the downtown area.

4.2.4 Construction of a New Facility at the Police Headquarters Site

Implementing this alternative would result in no significant socioeconomic (including environmental justice) impacts. Implementing this alternative would result in no new measurable long-term employment opportunities, however, short-term employment changes could be realized during construction activities. A limited short-term economic gain could be realized by construction worker food and beverage sales and hotel accommodations. Additional short-term economic gains could be realized in the form of construction materials purchasing and equipment/vehicle rental. Long-term socioeconomic benefits could be realized if the development were to serve as a catalyst for future development/redevelopment in the area. As discussed in Section 3.2, the Police Headquarters Site is within USCB Block Group 7 which is considered by the USCB as an area of low-income. However, construction and operation of a new Federal Courthouse at this site would not negatively affect these populations. There are no low-income households or families below the poverty level residing at the site. As a result, no environmental justice impacts would be anticipated. Some minor, temporary impacts could be realized in the form of construction noise, traffic, etc. (see Section 4.6 and 4.8), but the impacts would not be long-term and would not be significant in nature.

Implementing this alternative would result in no significant impacts to tourism or the hospitality industry in the immediate surrounding area or greater San Antonio. There are no major tourist attractions in the immediate vicinity of the Police Headquarters Site. As mentioned earlier, long-term benefits could be realized if the development were to serve as a catalyst for future development/redevelopment in the area. Short-term impacts in the form of construction noise, traffic rerouting, pedestrian access restrictions, etc. (see Section 4.6 and 4.8), could inconvenience tourists traversing the area, but, as mentioned, the impacts would be short-term in nature and would not be significant with regards to overall tourist activity or the economic benefits realized from tourism in the downtown area.

4.3 PUBLIC SERVICES AND UTILITIES

4.3.1 No Action Alternative

Implementing the no action alternative would result in no significant impacts to public services and utilities. Under the no action alternative, court activities would remain at the existing John H. Wood, Jr. Federal Courthouse. District court support functions and the U.S. Marshals Service would remain at the adjacent Federal Building. No additional site acquisition would be necessary and no construction activities would occur. As a result, no significant impacts would be anticipated.

4.3.2 Construction of a New Facility at the River Site

Implementing this alternative would result in no significant impacts to public services and utilities. As mentioned earlier in Section 2.3.2.1, construction activities could require temporary lane closures and/or temporary traffic/pedestrian rerouting. This could include the temporary alteration of bus routes and the temporary closure of existing nearby bus stops. Should this be necessary, coordination would be conducted with the City of San Antonio and the VIA Metropolitan Transit regarding the temporary bus

reroutes and/or bus stop closures. As a result, no significant impacts would be anticipated. The long-term effects of development of the site could be an increase in the frequency of buses and/or additional nearby bus stops.

Construction and operation of a new Federal Courthouse would have no impact on existing police and fire services or their ability to serve the downtown area or the greater San Antonio area. Other than temporary noise, traffic rerouting, etc. associated with construction activities (see Section 4.6 and 4.8), no impacts would be anticipated at SAISD facilities or other educational institutions in the area. There would be no new influx of students and no new demand on educational facilities in the area. Although both short-term construction activities and long-term operation of the new Federal Courthouse would result in an increase in demand for utilities, the demand would not be significant and could be adequately accommodated with existing infrastructure. As a result, no significant impacts would be anticipated.

4.3.3 Construction of a New Facility at Hemisfair Site 2

Similar to the previous alternative, implementing this alternative would result in no significant impacts to public services and utilities. As mentioned earlier in Section 2.3.2.1, construction activities could require temporary lane closures and/or temporary traffic/pedestrian rerouting. This could include the temporary alteration of bus routes and the temporary closure of existing nearby bus stops. Should this be necessary, coordination would be conducted with the City of San Antonio and the VIA Metropolitan Transit regarding the temporary bus reroutes and/or bus stop closures. As a result, no significant impacts would be anticipated. The long-term effects of development of the site could be an increase in the frequency of buses and/or additional nearby bus stops.

Construction and operation of a new Federal Courthouse would have no impact on existing police and fire services or their ability to serve the downtown area or the greater San Antonio area. Other than temporary noise, traffic rerouting, etc. associated with construction activities (see Section 4.6 and 4.8), no impacts would be anticipated at SAISD facilities or other educational institutions in the area. There would be no new influx of students and no new demand on educational facilities in the area. Although both short-term construction activities and long-term operation of the new Federal Courthouse would result in an increase in demand for utilities, the demand would not be significant and could be adequately accommodated with existing infrastructure. As a result, no significant impacts would be anticipated.

4.3.4 Construction of a New Facility at the Police Headquarters Site

Similar to the previous two alternatives, implementing this alternative would result in no significant impacts to public services and utilities. As mentioned earlier in Section 2.3.2.1, construction activities could require temporary lane closures and/or temporary traffic/pedestrian rerouting. This could include the temporary alteration of bus routes and the temporary closure of existing nearby bus stops. Should this be necessary, coordination would be conducted with the City of San Antonio and the VIA Metropolitan Transit regarding the temporary bus reroutes and/or bus stop closures. As a result, no significant impacts would be anticipated. The long-term effects of development of the site could be an increase in the frequency of buses and/or additional nearby bus stops.

Construction and operation of a new Federal Courthouse would have no impact on existing police and fire services or their ability to serve the downtown area or the greater San Antonio area. Other than temporary noise, traffic rerouting, etc. associated with construction activities (see Section 4.6 and 4.8), no impacts would be anticipated at SAISD facilities or other educational institutions in the area. There would be no new influx of students and no new demand on educational facilities in the area. Although both short-term construction activities and long-term operation of the new Federal Courthouse would result in an increase in demand for utilities, the demand would not be significant and could be adequately accommodated with existing infrastructure. As a result, no significant impacts would be anticipated.

4.4 HYDROLOGY

4.4.1 No Action Alternative

Implementing the no action alternative would result in no significant hydrologic impacts. Under the no action alternative, court activities would remain at the existing John H. Wood, Jr. Federal Courthouse. District court support functions and the U.S. Marshals Service would remain at the adjacent Federal Building. No additional site acquisition would be necessary and no construction activities would occur. As a result, no significant impacts would be anticipated.

4.4.2 Construction of a New Facility at the River Site

Implementing this alternative would result in no significant hydrologic impacts. As mentioned earlier in Section 3.4, there are no surface water features at the River Site. The San Antonio River is, however, immediately adjacent to the site (east). As described earlier in Section 2.3.2.1, the development and implementation of a SWPPP and associated BMPs would provide measures to eliminate or reduce any potential impacts to surface water quality in the nearby San Antonio River and the Edwards Aquifer. As mentioned in Section 3.4, the River Site is outside the FEMA defined 100-year flood zone and no structures would be built within the 100-year flood zone. As a result, no impacts would be anticipated.

As mentioned earlier in Section 2.3.2.1, development of the site would also be done consistent with the newly enacted Energy Independence and Security Act of 2007, specifically Section 438 (Stormwater Runoff Requirements for Federal Development Projects), which requires the sponsor of any development or redevelopment project involving a federal facility with a footprint that exceeds 5,000 square feet to use site planning, design, construction, and maintenance strategies for the property to maintain or restore, to the maximum extent technically feasible, the predevelopment hydrology of the property with regard to the temperature, rate, volume, and duration of flow.

Preliminary stormwater calculations performed for development of this site indicate an approximate 14 percent increase in stormwater output from the site after development. It should be noted, however, that these calculations were performed on very preliminary information and estimates. Once a site is chosen and the building and all supporting infrastructure (e.g., walks, drives, etc.) are sited, a detailed calculation would be performed and adjustments made as necessary to comply with the Energy Independence and Security Act of 2007 and any other requirements of the City of San Antonio. As a result, no impacts would be anticipated. The preliminary calculations (including assumptions) performed for development of this site are included in Appendix B.

4.4.3 Construction of a New Facility at Hemisfair Site 2

Implementing this alternative would result in no significant hydrologic impacts. As mentioned earlier in Section 3.4, there are no surface water features at the Hemisfair Site. As described earlier in Section 2.3.2.1, a SWPPP (and associated BMPs) would be developed and implemented to provide measures to eliminate or reduce any potential impacts to area surface water quality and the Edwards Aquifer. As mentioned in Section 3.4, the Hemisfair Site is outside the FEMA defined 100-year flood zone and no structures would be built within the 100-year flood zone. As a result, no impacts would be anticipated.

Similar to the previous alternative, development of the site would also be done consistent with the newly enacted Energy Independence and Security Act of 2007, specifically Section 438 (Stormwater Runoff Requirements for Federal Development Projects), which requires the sponsor of any development or redevelopment project involving a federal facility with a footprint that exceeds 5,000 square feet to use site planning, design, construction, and maintenance strategies for the property to maintain or restore, to the maximum extent technically feasible, the predevelopment hydrology of the property with regard to the temperature, rate, volume, and duration of flow.

Preliminary stormwater calculations performed for development of this site indicate an approximate 25 percent increase in stormwater output from the site after development. It should be noted, however, that these calculations were performed on very preliminary information and estimates. Once a site is chosen and the building and all supporting infrastructure (e.g., walks, drives, etc.) are sited, a detailed calculation would be performed and adjustments made as necessary to comply with the Energy Independence and Security Act of 2007 and any other requirements of the City of San Antonio. As a result, no impacts would be anticipated. The preliminary calculations (including assumptions) performed for development of this site are included in Appendix B.

4.4.4 Construction of a New Facility at the Police Headquarters Site

Implementing this alternative would result in no significant hydrologic impacts. As mentioned earlier in Section 3.4, there are no surface water features at the Police Headquarters Site. San Pedro Creek is, however, immediately adjacent to the site (east). As described earlier in Section 2.3.2.1, the development and implementation of a SWPPP and associated BMPs would provide measures to eliminate or reduce any potential impacts to surface water quality in the nearby San Pedro Creek and the Edwards Aquifer. As mentioned in Section 3.4, the Police Headquarters Site is outside the FEMA defined 100-year flood zone and no structures would be built within the 100-year flood zone. As a result, no impacts would be anticipated.

Similar to the previous alternatives, development of the site would also be done consistent with the newly enacted Energy Independence and Security Act of 2007, specifically Section 438 (Stormwater Runoff Requirements for Federal Development Projects), which requires the sponsor of any development or redevelopment project involving a federal facility with a footprint that exceeds 5,000 square feet to use site planning, design, construction, and maintenance strategies for the property to maintain or restore, to the maximum extent technically feasible, the predevelopment hydrology of the property with regard to the temperature, rate, volume, and duration of flow.

Preliminary stormwater calculations performed for development of this site indicate no increase in stormwater output from the site after development. It should be noted, however, that these calculations were performed on very preliminary information and estimates. Once a site is chosen and the building and all supporting infrastructure (e.g., walks, drives, etc.) are sited, a detailed calculation would be performed and adjustments made as necessary to comply with the Energy Independence and Security Act of 2007 and any other requirements of the City of San Antonio. As a result, no impacts would be anticipated. The preliminary calculations (including assumptions) performed for development of this site are included in Appendix B.

4.5 LAND USE AND ZONING

4.5.1 No Action Alternative

Implementing the no action alternative would result in no significant land use or zoning impacts. Under the no action alternative, court activities would remain at the existing John H. Wood, Jr. Federal Courthouse. District court support functions and the U.S. Marshals Service would remain at the adjacent Federal Building. No additional site acquisition would be necessary and no construction activities would occur. As a result, no significant impacts would be anticipated.

4.5.2 Construction of a New Facility at the River Site

Implementing this alternative would result in no significant land use or zoning impacts. As mentioned earlier in Section 3.5, the River Site and immediately surrounding area are zoned by the City of San Antonio as D RIO (3 and 4). The Downtown designation (D) provides for concentrated downtown retail, service, office, and mixed uses. Development of a new Federal Courthouse at this site would appear to be consistent with this designation. The River Overlay District designation (RIO) provides for the protection, preservation, and enhancement of the San Antonio River by establishing design standards

and guidelines for properties located near the river. Since the design of the new Federal Courthouse would be consistent with prevailing City of San Antonio Unified Development Code and Development Standards of the area (see Section 2.3.2.1), no zoning impacts would be anticipated.

According to the adopted Downtown Neighborhood Plan, the River Site is within District J (Lower River District). Surrounding land use to the north, east, and west is also designated as being within District J. District J is described as being envisioned as predominantly a mid-rise (up to 5-stories) mixed use neighborhood that has the San Antonio River Walk as a focal point. Durango Boulevard, which forms the southern boundary of the River Site, is envisioned as developing as a mixed use, mid-rise (up to 5-stories) corridor with parking facilities and hotels with ground floor retail. Although not significant, it appears that development of a new Federal Courthouse (as described in Section 2.3.2.1) at the River Site could be in conflict with the adopted land use vision for site and the immediate surrounding area.

Surrounding land use to the south, across East Durango Boulevard, is designated as being within District K. District K is the King William District, envisioned as single family and duplex housing with continued preservation of the Historic District and low-rise, mixed use corridors. Again, although not significant, it appears that development of a new Federal Courthouse (as described in Section 2.3.2.1) at the River Site could be in conflict with the adopted land use vision for the area immediately to the south across East Durango Boulevard.

4.5.3 Construction of a New Facility at Hemisfair Site 2

Implementing this alternative would result in no significant land use or zoning impacts. As mentioned earlier in Section 3.5, the Hemisfair Site is zoned by the City of San Antonio as D H HS. Similar to the previous alternative, the Downtown designation (D) provides for concentrated downtown retail, service, office, and mixed uses. Development of a new Federal Courthouse at this site would appear to be consistent with this designation. The H HS designation are Historic District designations adopted in order to protect and preserve places and areas of historical, cultural, or architectural importance and significance. Since the design of the new Federal Courthouse would be consistent with prevailing City of San Antonio Unified Development Code and Development Standards of the area (see Section 2.3.2.1), no zoning impacts would be anticipated. Surrounding zoning to the north, east, and west is similar and therefore no conflicts would be anticipated. Land to the immediate south (Lavaca Historic District), across East Durango Boulevard, is designated as O (Office) and RM (Mixed Residential).

According to the adopted Downtown Neighborhood Plan and the 2004 Hemisfair Park Are Master Plan update, the Hemisfair Site is within District H (Government/Educational). Surrounding land use to the north, east, and west is also designated as being within District H. District H is described as the Special Events District, an area envisioned with the continuation of Henry B. Gonzalez Convention Center activities, federal offices, Institute of Texan Cultures and the Alamodome. Based on this designation, it appears that development of a new Federal Courthouse (as described in Section 2.3.2.1) at the Hemisfair Site would be consistent with the adopted land use vision for site and the immediate surrounding area.

Land to the south, across East Durango Boulevard is within District I according to the adopted Downtown Neighborhood Plan. District I (Residential) is the Lavaca Neighborhood/Victoria Courts area. This area was envisioned with infill and rehabilitation of single family and duplex housing. Durango Boulevard (the northern edge of Victoria Courts) was envisioned as mixed use, low-to-mid-rise corridor with low-rise development at 3-stories and mid-rise at 5-stores. South Presa was viewed as an additional mixed use low-rise corridor. Given the existing development adjacent to the Hemisfair Site (Federal Building and John H. Wood, Jr. Federal Courthouse and the Spears Training Center) and the designation of the area in both the 1999 Downtown Neighborhood Plan and the 2004 Hemisfair Park Are Master Plan update as Government/Educational, it appears that development of a new Federal courthouse at this site would not be in conflict with surrounding land uses.

4.5.4 Construction of a New Facility at the Police Headquarters Site

Implementing this alternative would result in no significant land use or zoning impacts. Similar to the previous alternatives, the Police Headquarters Site is zoned by the City of San Antonio as D (Downtown). Surrounding zoning to the north, south, and east is also designated as Downtown. Land to the immediate west, across Santa Rosa is designated by the City as C-2 – Commercial. Development of a new Federal Courthouse at this site would appear to be consistent with the current site and surrounding zoning designations.

According to the adopted Downtown Neighborhood Plan, the Police Headquarters Site is within District Q (San Pedro Creek District). Surrounding land use in all directions is also designated as being within the San Pedro Creek District. District Q is described as being envisioned as Mixed Use neighborhood along San Pedro Creek linear park that has active recreational facilities and a historic trail. Development of community, educational, hotel and recreational facilities in areas along IH-35 was anticipated. Development of a new Federal Courthouse (as described in Section 2.3.2.1) at the Police Headquarters Site appears to be consistent with the adopted land use vision for site and the immediate surrounding area.

4.6 TRAFFIC, TRANSPORTATION, AND PARKING

4.6.1 No Action Alternative

Implementing the no action alternative would result in no significant traffic, transportation, or parking impacts. Under the no action alternative, court activities would remain at the existing John H. Wood, Jr. Federal Courthouse. District court support functions and the U.S. Marshals Service would remain at the adjacent Federal Building. No additional site acquisition would be necessary and no new construction or operational activities would occur. As a result, no significant impacts would be anticipated.

4.6.2 Construction of a New Facility at the River Site

Implementing this alternative would result in no significant traffic, transportation, or parking impacts. As mentioned earlier in Section 2.3.2.2, development of this site with a new Federal Courthouse could be expected to result in roughly 375 government and employee private vehicles in the immediate vicinity of the site and as many as 100 additional patron/visitor vehicles in the immediate vicinity on a daily basis. The majority of the government and employee private vehicles (as many as 300) would be on the nearby roads for the early morning and late afternoon/early evening commutes to-and-from work and would remain parked (at the developed facility parking) for the majority of the day (with the exception of lunch, or other daytime trips that would be short-term in nature). The majority of the patron/visitor vehicles would be on the nearby roads in the morning hours, however, patron/visitor vehicles would be expected to come-and-go throughout the duration of the day.

As mentioned earlier in Section 3.6, the City of San Antonio, Traffic Engineering Section is responsible for conducting TIAs and reviewing TIAs submitted in support of development projects which may potentially increase traffic on existing highways and streets. A TIA is a report that describes the impacts a proposed development project would have on traffic entering and exiting from that development and on traffic flow on the adjacent street network. Developers are required to conduct a TIA and submit it with their construction plans for review if a proposed development would generate at least 100 trips during the peak hour (mornings and evenings). As described in Section 2.3.2.2, operation of a new Federal Courthouse at this site would generate at least 100 trips during the peak hour in the immediate and surrounding vicinity. However, the City of San Antonio, Unified Development Code (§35.502) states that traffic patterns and infrastructure within its urban core are established and that there is strong public policy to encourage reinvestment in the City's downtown areas and to encourage infill development with little opportunity to expand transportation capacity in many areas without destroying the City's historic built environment. As such, the City has exempted the Downtown District from the requirement of developers conducting a TIA. Although development at this site would not require a TIA to be prepared, as described

in Section 2.3.2.2, the GSA would conduct a Limited TIA (to be included in the Final EA) and coordinate closely with the City of San Antonio, Traffic Engineering Section with regards to development of the site in an effort to insure minimal impacts to the local street network. As a result, no significant traffic/transportation impacts would be anticipated. As described earlier in Section 2.3.2.2, sufficient employee and visitor/patron parking capacity would be provided at the site with the possibility of additional, nearby on-street metered parking (limited in quantity) as well. Due to security requirements, no on-street metered parking would be provided immediately adjacent to the facility. As a result, no parking deficiencies/impacts would be anticipated.

4.6.3 Construction of a New Facility at Hemisfair Site 2

Similar to the previous alternative, implementing this alternative would result in no significant traffic, transportation, or parking impacts. Development of the site would be exempt from the need to conduct a TIA (§35.502), however, as described in Section 2.3.2.2, the GSA would conduct a Limited TIA (to be included in the Final EA) and coordinate closely with the City of San Antonio, Traffic Engineering Section with regards to development of the site in an effort to insure minimal impacts to the local street network. As a result, no significant traffic/transportation impacts would be anticipated. As described earlier in Section 2.3.2.2, sufficient employee and visitor/patron parking capacity would be provided at the site and in the existing parking lots across East Durango Boulevard with the possibility of additional, nearby on-street metered parking (limited in quantity) as well. Due to security requirements, no on-street metered parking would be provided immediately adjacent to the facility. As a result, no parking deficiencies/ impacts would be anticipated.

4.6.4 Construction of a New Facility at the Police Headquarters Site

Similar to the previous alternatives, implementing this alternative would result in no significant traffic, transportation, or parking impacts. Development of the site would be exempt from the need to conduct a TIA (§35.502), however, as described in Section 2.3.2.2, the GSA would conduct a Limited TIA (to be included in the Final EA) and coordinate closely with the City of San Antonio, Traffic Engineering Section with regards to development of the site in an effort to insure minimal impacts to the local street network. As a result, no significant traffic/transportation impacts would be anticipated. As described earlier in Section 2.3.2.2, sufficient employee and visitor/patron parking capacity would be provided at the site and in the existing parking lot across West Nueva Street with the possibility of additional, nearby on-street metered parking (limited in quantity) as well. Due to security requirements, no on-street metered parking would be provided immediately adjacent to the facility. As a result, no parking deficiencies/impacts would be anticipated.

4.7 AIR QUALITY

4.7.1 No Action Alternative

Implementing the no action alternative would result in no significant impacts to air quality. Under the no action alternative, court activities would remain at the existing John H. Wood, Jr. Federal Courthouse. District court support functions and the U.S. Marshals Service would remain at the adjacent Federal Building. No additional site acquisition would be necessary and no construction activities would occur. As a result, there would be no change in ambient air quality conditions and no significant impacts would be anticipated.

4.7.2 Construction of a New Facility at the River Site

Implementing this alternative would result in no significant impacts to air quality; however, implementation would result in minor, temporary impacts to local air quality. The primary impact would be directly related to the generation of PM_{10} at and around the site during the earth moving stages of site construction (grading, utility installation, cut and fill activities).

The quantity of uncontrolled fugitive dust emissions from a construction site is a function of the area of land affected by construction and the level of construction activity. Uncontrolled fugitive dust emissions from ground-disturbing activities would be estimated at a rate of 80 pounds (lbs) of total suspended particulates (TSP) per acre per day of disturbance (USEPA 1995). The average PM_{10} to TSP ratios for top soil removal, aggregate hauling, and cut and fill operations are reported as 0.27 lb of PM_{10} per lb of soil, 0.23 lb of PM_{10} per lb of soil, and 0.22 lb of PM_{10} per lb of soil, respectively (USEPA 1988), or an average of 0.24 lb of PM_{10} per lb of soil. Specific information describing the types of construction equipment required for a specific task, the hours the equipment is operated, and the operating conditions vary widely from project to project. For purposes of analysis, these parameters were estimated using established cost-estimating methodologies for construction (Ogershok & Pray 2006). It was also assumed that the following construction equipment would be used throughout the duration of construction activities:

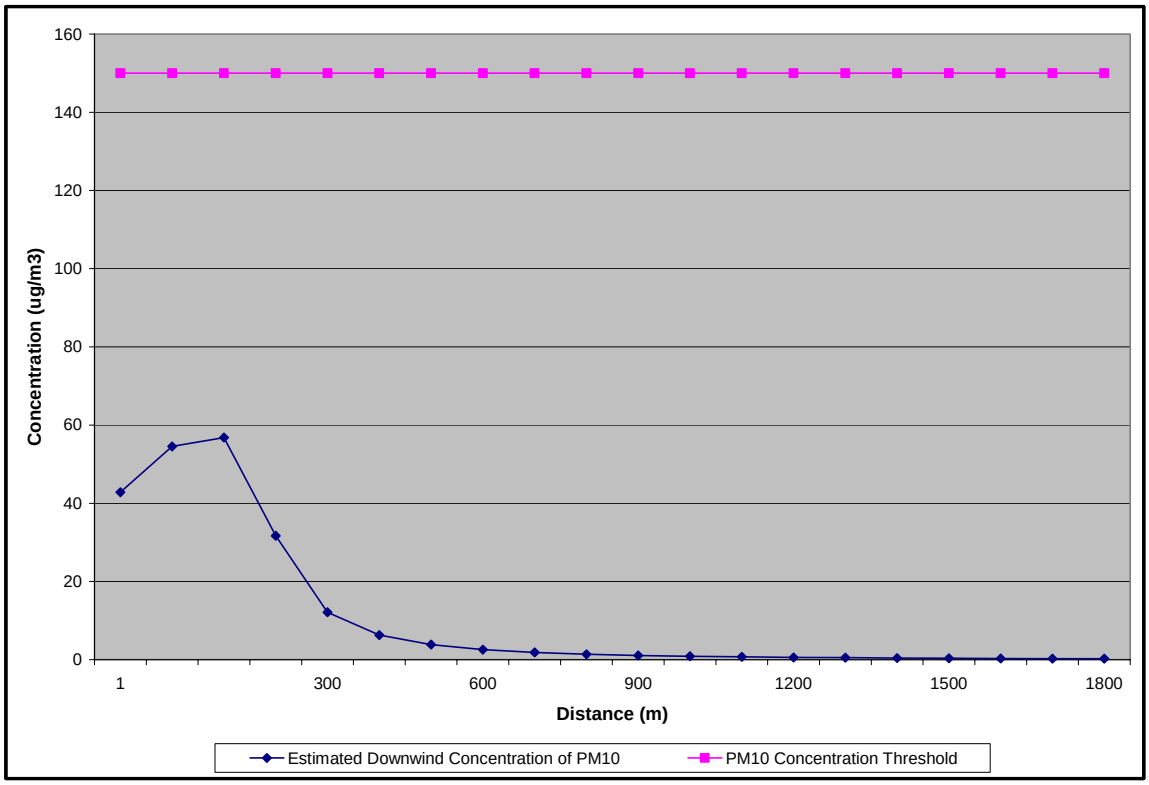
- **Site Preparation**
  1 Excavator
  1 Scraper/Grader
  1 Compactor Roller
  1 Bulldozer
  2 Dump Trucks

- **Utilities and Paving**
  1 Frontend Loader
  1 Backhoe
  1 Plate Compactor
  1 Concrete Paver
  1 Grader

The grading phase of the proposed development was considered as a worst-case scenario. It was assumed that the entire five acres would be disturbed (building site and parking areas) over the duration of the project. The SCREEN3 computer model (developed by the USEPA) was used to estimate the downwind concentrations of PM_{10}, using the following assumptions, illustrated in Figure 4-1.

PM_{10}	0.24 TSP
average wind speed	9.1 miles per hour
receptor height	4.92 feet
source height	32.8 feet
area of excavation	5 acres

The predicted maximum PM_{10} concentration of 57 micrograms per cubic meter ($\mu g/m^3$) downwind from the site was compared to the NAAQS PM_{10} for 24 hours of 150 $\mu g/m^3$. Since the maximum-modeled concentration would be below the NAAQS for particulates, a potential for an elevated local concentration for PM_{10} would not be anticipated for this temporary activity. This is contingent on the implementation of the control measures described previously in Section 2.3.2.1. The grading and construction activities occur near ground level, resulting in PM_{10} concentrations dropping off rapidly over a short distance. The USEPA estimates that the effects of fugitive dust from construction activities would be reduced significantly with an effective watering program. Watering the disturbed area of the construction site twice per day with approximately 3,500 gallons per acre per day would reduce total suspended particulates TSP emissions as much as 50 percent (USEPA 1995). Due to the very small emission amounts, only limited watering would be necessary during times of peak soil disturbance. These estimates are averages; actual instantaneous concentrations could be higher or lower based, on local wind conditions.



Note: See Appendix C for Air Quality Analysis Calculations.

Figure 4-1. Estimate of Downwind Concentrations of PM_{10} at the River Site.

Emissions from construction equipment exhausts were estimated using USEPA-approved emissions factors for heavy-duty diesel-powered construction equipment (USEPA 1985). The combined construction equipment would release insignificant amounts of NO_x, non-methane VOCs, CO, and PM_{10}, as shown in the Table 4-1 below. As a result, the potential for impacts from these emissions is minimal.

Table 4-1. Emissions from Construction Equipment Exhausts.

Criteria Pollutant	Pounds	Tons
Volatile Organic Compounds	854	0.43
Carbon Monoxide	10,188	5.09
Nitrogen Oxides	3,286	1.64
PM_{10}	533	0.27

During the worst of the construction phase, estimated total emissions for all criteria pollutants are below the regionally significant action levels specified in 30 TAC 101.30 (19,21). Therefore, the General Conformity Rule does not apply and no significant air quality impacts would be anticipated. The total annual construction emissions resulting from the implementation of this alternative are presented in Table 4-2 and Table 4-3.

Table 4-2. Estimated Annual PM_{10} Emissions at the River Site.

Year	PM_{10} Equipment (tons per year)	PM_{10} Excavation (tons per year)	Total PM_{10} Emissions (tons per year)
1	0.27	0.48	0.75

Table 4-3. Estimated Annual Criteria Air Pollutant Emissions at the River Site.

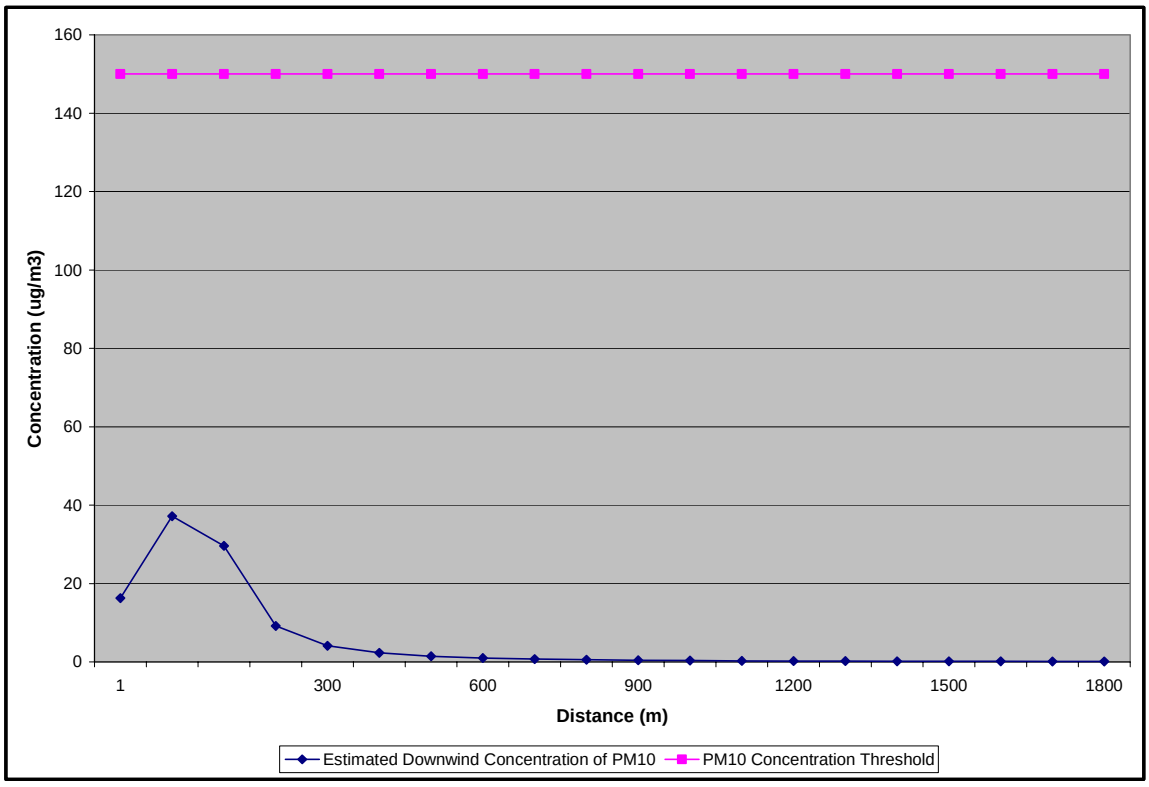
Year	CO (tons per year)	VOC (tons per year)	NO_x (tons per year)	PM10 (tons per year)
1	5.09	0.43	1.64	0.27

4.7.3 Construction of a New Facility at Hemisfair Site 2

Similar to the previous alternative, implementing this alternative would result in no significant impacts to air quality; however, implementation would result in minor, temporary impacts to local air quality. The primary impact would be directly related to the generation of PM_{10} at and around the site during the earth moving stages of site construction (grading, utility installation, cut and fill activities).

As with the previous alternative, the grading phase of the proposed development was considered as a worst-case scenario. Under this alternative, an approximate area of two acres would be graded and excavated over the duration of the project. The SCREEN3 computer model (developed by the USEPA) was used to estimate the downwind concentrations of PM_{10}, using the following assumptions, illustrated in Figure 4-2.

PM_{10}	0.24 TSP
average wind speed	9.1 miles per hour
receptor height	4.92 feet
source height	32.8 feet
area of excavation	2 acres



Note: See Appendix C for Air Quality Analysis Calculations.

Figure 4-2. Estimate of Downwind Concentrations of PM_{10} at the Hemisfair Site.

The predicted maximum PM_{10} concentration of 37 $\mu g/m^3$ downwind from the site was compared to the NAAQS PM_{10} for 24 hours of 150 $\mu g/m^3$. Since the maximum-modeled concentration would be below the NAAQS for particulates, a potential for an elevated local concentration for PM_{10} would not be anticipated for this temporary activity. Similar to the previous alternative, this is contingent on the implementation of the control measures described previously.

During the worst of the construction phase, estimated total emissions for all criteria pollutants are below the regionally significant action levels specified in 30 TAC 101.30 (19,21). Therefore, the General Conformity Rule does not apply and no significant air quality impacts would be anticipated. The total annual construction emissions resulting from the implementation of this alternative are presented in Table 4-4 and Table 4-5.

Table 4-4. Estimated Annual PM_{10} Emissions at the Hemisfair Site.

Year	PM_{10} Equipment (tons per year)	PM_{10} Excavation (tons per year)	Total PM_{10} Emissions (tons per year)
1	0.02	0.01	0.03

Table 4-5. Estimated Annual Criteria Air Pollutant Emissions at the Hemisfair Site.

Year	CO (tons per year)	VOC (tons per year)	NO_x (tons per year)	PM10 (tons per year)
1	3.45	0.29	1.11	0.02

4.7.4 Construction of a New Facility at the Police Headquarters Site

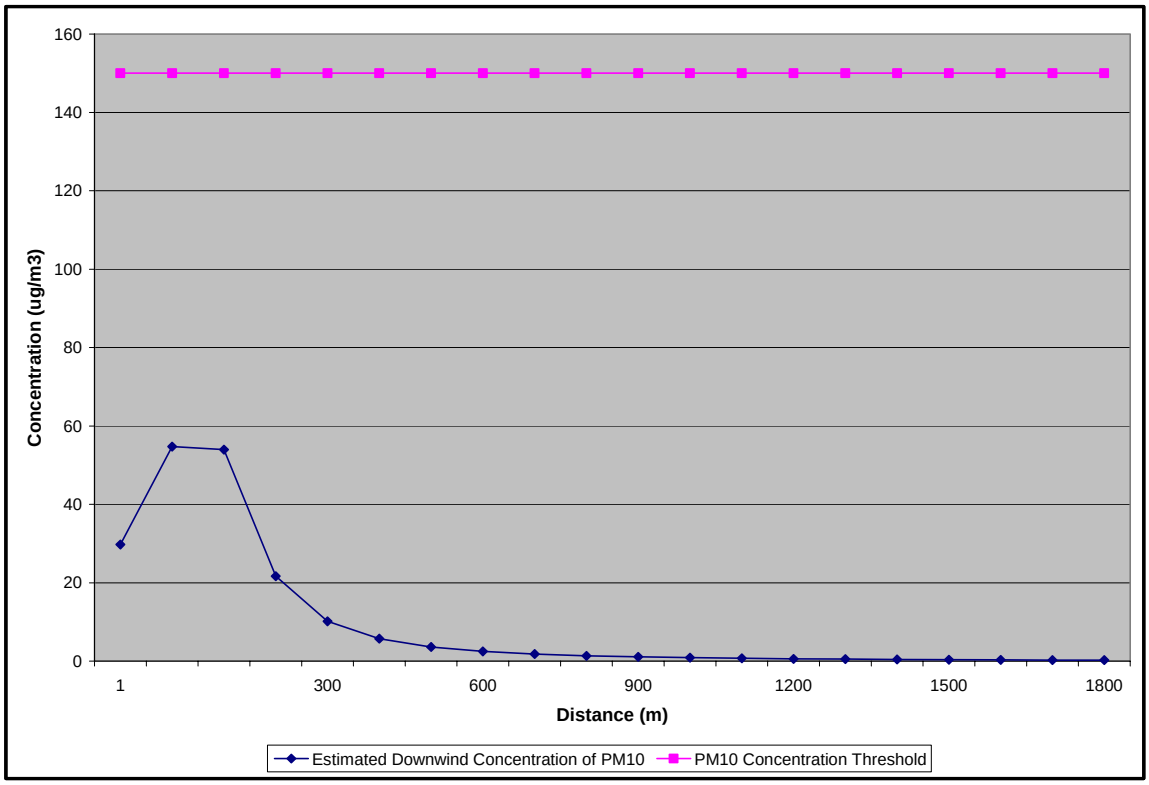
Similar to the previous alternatives, implementing this alternative would result in no significant impacts to air quality; however, implementation would result in minor, temporary impacts to local air quality. The primary impact would be directly related to the generation of PM_{10} at and around the site during the earth moving stages of site construction (grading, utility installation, cut and fill activities).

As with the previous alternatives, the grading phase of the proposed development was considered as a worst-case scenario. Under this alternative, an approximate area of five acres would be graded and excavated over the duration of the project. The SCREEN3 computer model (developed by the USEPA) was used to estimate the downwind concentrations of PM_{10}, using the following assumptions, illustrated in Figure 4-3 on the following page.

PM_{10}	0.24 TSP
average wind speed	9.1 miles per hour
receptor height	4.92 feet
source height	32.8 feet
area of excavation	5 acres

The predicted maximum PM_{10} concentration of 55 $\mu g/m^3$ downwind from the site was compared to the NAAQS PM_{10} for 24 hours of 150 $\mu g/m^3$. Since the maximum-modeled concentration would be below the NAAQS for particulates, a potential for an elevated local concentration for PM_{10} would not be anticipated for this temporary activity. Similar to the previous alternative, this is contingent on the implementation of the control measures described previously.

During the worst of the construction phase, estimated total emissions for all criteria pollutants are below the regionally significant action levels specified in 30 TAC 101.30 (19,21). Therefore, the General Conformity Rule does not apply and no significant air quality impacts would be anticipated. The total annual construction emissions resulting from the implementation of this alternative are presented in Table 4-6 and Table 4-7.



Note: See Appendix C for Air Quality Analysis Calculations.

Figure 4-3. Estimate of Downwind Concentrations of PM_{10} at the Police Headquarters Site.

Table 4-6. Estimated Annual PM_{10} Emissions at the Police Headquarters Site.

Year	PM_{10} Equipment (tons per year)	PM_{10} Excavation (tons per year)	Total PM_{10} Emissions (tons per year)
1	0.02	0.24	0.26

Table 4-7. Estimated Annual Criteria Air Pollutant Emissions at the Police Headquarters Site.

Year	CO (tons per year)	VOC (tons per year)	NO_x (tons per year)	PM10 (tons per year)
1	2.83	0.24	0.91	0.02

4.8 NOISE

4.8.1 No Action Alternative

Implementing the no action alternative would result in no significant noise impacts. Under the no action alternative, court activities would remain at the existing John H. Wood, Jr. Federal Courthouse. District court support functions and the U.S. Marshals Service would remain at the adjacent Federal Building. No additional site acquisition would be necessary and no construction activities would occur. As a result, no significant impacts would be anticipated.

4.8.2 Construction of a New Facility at the River Site

Implementing the proposed action would result in no significant noise impacts. The primary source of noise would be the equipment associated with the construction activities. Noise associated with the construction projects is difficult to predict because heavy machinery, the major source of noise, is constantly moving in unpredictable patterns. However, operations normally occur during daytime hours and on week days when occasional loud noises are more apt to be already occurring in the area and be more tolerable. Local receivers would not be exposed to operational noise for long durations; therefore, any extended disruption of normal activities would not be expected. As mentioned previously in Section 2.3.2.1, weekend and nighttime work would be limited to the City of San Antonio Ordinance (Chapter 21 Section 21-52) limit of 80 dBA at property boundaries.

The approximate sound pressure levels associated with each noise source (i.e., each piece of heavy equipment) have been tabulated and are listed in Table 4-8. Construction sources were classified as stationary point source due to the nature of the confined site and to simplify assessment. The calculations and noted assumptions for construction sites were then made as directed in the manual "Transit Noise and Vibration Impact Assessment" dated May 2006. When source-specific data are unavailable, worst-case scenario data were utilized. The detailed noise calculations performed for this assessment are included as Appendix D. As Identified in Table 4-9, a composite sound level (based on the amount of noise generated from combined sources) of approximately 91.0 dB on the A-weighted scales (dBA) could be expected at 50 feet from the source. Based on the concept of spherical spreading, SELs would diminish to the City ordinance required 80 dBA level near the property line. It should be noted, however, that several differing scenarios (e.g., equipment used, barriers, etc.) could alter these results.

There are no residential communities, schools, churches, or hospitals identified within 250 feet of this site. Other potentially sensitive areas identified were a bed and breakfast to the north, the adjacent River Walk to the east, and a public park to the southwest. As mentioned in Section 2.3.2.1, project plans and specifications would require the construction contractor to make every reasonable effort to minimize construction noise through abatement measures such as work-hour controls, equipment selection and duration of use, monitoring of noise, noise control treatments, proper maintenance of muffler systems, and other methods as warranted. As a result of reasonable controls, no significant impacts would be anticipated, and upon completion of the construction activities and removal of the equipment, sound levels should return to those comparable to the levels that existed prior to construction.

Table 4-8. Construction Equipment Noise Emission Levels.

Equipment	Typical Noise Level (dBA) 50 ft from Source[1]	Typical Noise Level (dBA) 50 ft from Source[2]
Air Compressor	81	81
Backhoe	80	85
Compactor	82	--
Concrete Mixer	85	85
Concrete Pump	82	82
Concrete Vibrator	76	76
Crane, Derrick	88	88
Crane, Mobile	83	83
Dozer	85	87
Generator	81	78
Grader	85	85
Impact Wrench	85	--

Table 4-8 (cont'd.). Construction Equipment Noise Emission Levels.

Equipment	Typical Noise Level (dBA) 50 ft from Source[1]	Typical Noise Level (dBA) 50 ft from Source[2]
Jack Hammer	88	--
Loader	85	84
Paver	89	89
Paving breaker	--	88
Pile-driver (Impact)	101	101
Pile-driver (Sonic)	96	--
Pneumatic Tool	85	85
Pump	76	76
Rock Drill	98	98
Roller	74	80
Saw	76	78
Scarifier	83	--
Scraper	89	88
Shovel	82	82
Truck	88	88

1 - Taken from the federal Transit Administration manual "transit Noise and Vibration Impact Assessment" FTA-VA-90-1003-06, May, 2006.
2 - Taken from the U.S. Environmental Protection Agency Report "Noise in America: Extent of the Noise Problem", 550/9-81-101, September, 1981.

Table 4-9. Expected Construction Equipment Noise Levels at the River Site.

Construction Phase	[1]Leq at 50 Feet	[2]SEL at Property Line	[3]SEL at Identified Receptor	[4]Required Noise Criteria
Site Preparation Clearing & Excavation	89	82	77	80
Foundation Utilities and Paving	88	80	76	80
Construction Erection and Finishing	89	81	77	80
USEPA combined Phase Level	91	83	79	80

Note: Table Calculations based on section 12.1.1 of "Transit Noise and Vibration Impact Assessment" using the general assessment assumptions found in that section.
All Levels are dBA = A-weighted decibel level
See Appendix D for detailed noise calculations.
1 - From combined calculation of the two noisiest pieces of equipment expected to be used.
2 - Calculated from the first column result using the center of the project as the noise source.
3 - Nearest receptors are a Bed and Breakfast and the River Walk areas.
4 - Code of Ordinances, City of San Antonio, Texas, adopted September 20, 2007, Chapter 21, sections 21-51 through 21-90, applies to evenings and weekends only.

4.8.3 Construction of a New Facility at Hemisfair Site 2

Similar to the previous alternative, implementing this alternative would result in no significant noise impacts. As Identified in Table 4-10, a composite sound level (based on the amount of noise generated from combined sources) of approximately 91.0 dB on the A-weighted scales (dBA) could be expected at 50 feet from the source. Based on the concept of spherical spreading, SELs would diminish to the City ordinance required 80 dBA level near the property line. It should be noted, however, that several differing scenarios (e.g., equipment used, barriers, etc.) could alter these results.

There are no residential communities, schools, churches, or hospitals identified within 250 feet of this site. Other potentially sensitive areas identified was the UTSA Institute of Texan Cultures facility to the east, the Texas A&M University Engineering Extension service center approximately 600 feet northwest, and a public park with historic buildings adjacent and to the west of the site. As mentioned in Section 2.3.2.1, project plans and specifications would require the construction contractor to make every reasonable effort to minimize construction noise through abatement measures such as work-hour controls, equipment selection and duration of use, monitoring of noise, noise control treatments, proper maintenance of muffler systems, and other methods as warranted. As a result of reasonable controls, no significant impacts would be anticipated, and upon completion of the construction activities and removal of the equipment, sound levels should return to those comparable to the levels that existed prior to construction.

Table 4-10. Expected Construction Equipment Noise Levels at the Hemisfair Site.

Construction Phase	[1]Leq at 50 Feet	[2]SEL at Property Line	[3]SEL at Identified Receptor	[4]Required Noise Criteria
Site Preparation Clearing & Excavation	85	77	74	80
Foundation Utilities and Paving	85	75	72	80
Construction Erection and Finishing	81	76	73	80
USEPA combined Phase Level	91	78	75	80

Note: Table Calculations based on section 12.1.1 of "Transit Noise and Vibration Impact Assessment" using the general assessment assumptions found in that section.
All Levels are dBA = A-weighted decibel level
See Appendix D for detailed noise calculations.
1 - From combined calculation of the two noisiest pieces of equipment expected to be used.
2 - Calculated from the first column result using the center of the project as the noise source.
3 - Nearest receptors are the University of Texas Institute of Texan Cultures at San Antonio and the Federal Courthouse Plaza office building.
4 - Code of Ordinances, City of San Antonio, Texas, adopted September 20, 2007, Chapter 21, sections 21-51 through 21-90, applies to evenings and weekends only.

4.8.4 Construction of a New Facility at the Police Headquarters Site

Similar to the previous alternatives, implementing this alternative would result in no significant noise impacts. As Identified in Table 4-11, a composite sound level (based on the amount of noise generated from combined sources) of approximately 91.0 dB on the A-weighted scales (dBA) could be expected at 50 feet from the source. Based on the concept of spherical spreading, SELs would diminish to the City ordinance required 80 dBA level near the property line. It should be noted, however, that several differing scenarios (e.g., equipment used, barriers, etc.) could alter these results.

There are no residential communities, schools, churches, or hospitals identified within 250 feet of this site. Other potentially sensitive areas identified were a state park/historical building adjacent to and north of the site, a church approximately 850 feet southwest, a historical church approximately 1,000 feet

northeast, and a public park with historic building approximately 800 feet southeast of the site. As mentioned in Section 2.3.2.1, project plans and specifications would require the construction contractor to make every reasonable effort to minimize construction noise through abatement measures such as work-hour controls, equipment selection and duration of use, monitoring of noise, noise control treatments, proper maintenance of muffler systems, and other methods as warranted. As a result of reasonable controls, no significant impacts would be anticipated, and upon completion of the construction activities and removal of the equipment, sound levels should return to those comparable to the levels that existed prior to construction.

Table 4-11. Expected Construction Equipment Noise Levels at the Police Headquarters Site.

Construction Phase	[1]Leq at 50 Feet	[2]SEL at Property Line	[3]SEL at Identified Receptor	[4]Required Noise Criteria
Site Preparation Clearing & Excavation	75	74	80	75
Foundation Utilities and Paving	74	73	80	74
Construction Erection and Finishing	75	74	80	75
USEPA combined Phase Level	77	76	80	77

Note: Table Calculations based on section 12.1.1 of "Transit Noise and Vibration Impact Assessment" using the general assessment assumptions found in that section.
All Levels are dBA = A-weighted decibel level
See Appendix D for detailed noise calculations.
1 - From combined calculation of the two noisiest pieces of equipment expected to be used.
2 - Calculated from the first column result using the center of the project as the noise source.
3 - Nearest receptors are parks and a church.
4 - Code of Ordinances, City of San Antonio, Texas, adopted September 20, 2007, Chapter 21, sections 21-51 through 21-90, applies to evenings and weekends only.

4.9 CULTURAL AND HISTORIC RESOURCES

Appendix E provides details of the Cultural Resources Reconnaissance and Assessment that was conducted in support of this EA (GSA 2008). A summary of the report findings and recommendations are provided in the following sections.

4.9.1 No Action Alternative

Implementing the no action alternative would result in no significant impacts to cultural or historic resources. Under the no action alternative, court activities would remain at the existing John H. Wood, Jr. Federal Courthouse. District court support functions and the U.S. Marshals Service would remain at the adjacent Federal Building. No additional site acquisition would be necessary and no construction activities would occur. As a result, no significant impacts would be anticipated.

4.9.2 Construction of a New Facility at the River Site

Implementing this alternative would result in significant impacts to cultural and/or historic properties. As mentioned previously in Section 3.9, the River Site contains two historic-age architectural properties that may be eligible for nomination to the NRHP. The first is located at 111 Aubrey Street and the second is located at 408 Dwyer. Development of this site would have an adverse effect on these two properties. Additionally, a number of historic-age buildings are located in the half-block APE (see Section 3.9). Near surface and deeply buried intact archeological deposits may also exist at this site and their significance would require determination prior to construction and/or ground-disturbing activities. As mentioned

previously in Section 2.3.2.1, should this site be chosen, the GSA would consult with the SHPO and interested parties as required under Section 106 of the NHPA to take into account the effects of development of this site.

4.9.3 Construction of a New Facility at Hemisfair Site 2

Implementing this alternative would result in no significant impacts to cultural and/or historic properties. As mentioned previously in Section 3.9, the Hemisfair Site and the half-block APE contain one property, the Institute of Texan Cultures, that was recommended eligible for listing in the NRHP. It is unlikely that development of this site would have an adverse effect on this nearby structure. Considering the impacts to the surface and near surface due to previous demolition of structures, leveling of lots, installation of underground utilities, widening of roads, and cutting and filling for construction, the potential for intact, significant archeological deposits at the Hemisfair Site is considered extremely low. However, as mentioned previously in Section 2.3.2.1, should this site be chosen, the GSA would consult with the SHPO and interested parties as required under Section 106 of the NHPA to take into account the effects of development of this site.

4.9.4 Construction of a New Facility at the Police Headquarters Site

Implementing this alternative would result in no significant impacts to cultural and/or historic properties. As mentioned previously in Section 3.9, the Police Headquarters Site does not contain any properties that appear to be eligible for nomination to the NRHP. However, the half-block APE contains several sites that may be age-eligible only and the site abuts the Main and Military Plazas Historic District and the Casa Navarro State Historic Site. It is unlikely that development of this site would have an adverse effect on these nearby structures and/or sites. Considering surface and near-surface impacts due to previous demolition of structures, leveling of lots, installation of utilities, widening of roads, channelization of San Pedro Creek, and cutting and filling for construction, the potential for intact, significant archeological deposits at the Police Headquarters Site is considered extremely low. However, as mentioned previously in Section 2.3.2.1, should this site be chosen, the GSA would consult with the SHPO and interested parties as required under Section 106 of the NHPA to take into account the effects of development of this site.

SECTION 5.0
LIST OF PREPARERS

General Services Administration Region 7 Karla Carmichael Steve Kline Steve Skidmore	Project Development, Section 1.0, Section 2.0, and Document Review
Vance & Man Consulting, LLC Ron Moore Lisa Schaub	Project Management, Section 1.0, Section 2.0, Section 3.0, Section 4.0, Section 5.0, Section 6.0, Section 7.0, Section 8.0, and Document Review
Geo-Marine, Inc. Missi Green Steve Hunt Martha Doty Freeman	Section 3.0, Section 4.0, and Document Review
Enercon Services, Inc. Bruce Meek, P.E. Randy Beeson Clyde Jones	Section 3.0 and Section 4.0
Huitt-Zollars, Inc. Douglas Cargo, PhD John Thompson, P.E.	Section 3.0 and Section 4.0

SECTION 6.0
PUBLIC INVOLVEMENT

As part of the NEPA process, the GSA held a public meeting on the evening of November 14, 2007 to inform the citizens of San Antonio of the status of the project and where the GSA was in the process. The public meeting was held at the San Antonio Convention Center. As part of the meeting, the GSA informed the citizens of the three sites under consideration for construction of a new Federal Courthouse and gave the citizens the opportunity to comment and provide input with regards to each of the sites under consideration. The GSA also updated the public with regards to the schedule for the availability of the Draft EA for review. A synopsis of the public meeting and comments received specific to the project alternatives are included in Appendix F. All comments received were specific to the site selection process, and as such, will be addressed by the GSA in the Final EA.

This Draft EA has also been made available for public review and comment. A copy of the Notice of Availability (NOA) is included on the following page. A copy of the Affidavit of Publication will be included in Appendix F as part of the Final EA. The EA has been made available for public review at the following location:

City of San Antonio
Central Library
600 Soledad Street
San Antonio, Texas 78205
210-207-2500

The Draft EA is also available for review and/or download at the following GSA website:

www.gsa.gov/sanantonioch

The public comment period is open from January 30, 2008 until February 29, 2008. All comments should be submitted (and postmarked) by February 29, 2008. Comments should be sent to:

Karla Carmichael
Environmental Protection Specialist
General Services Administration, Region 7
819 Taylor Street
Fort Worth, Texas 76102
sa.courthouse.comments@gsa.gov

Notice of Availability for the Draft Environmental Assessment for the Proposed Construction of a New Federal Courthouse in Downtown San Antonio, Bexar County, Texas

Interested parties are hereby notified that the General Services Administration (GSA) has prepared a Draft Environmental Assessment (EA) for the proposed construction and operation of a new Federal Courthouse in Downtown San Antonio, Texas.

Statutory Authority. This notice is being issued to interested parties in accordance with the National Environmental Policy Act, Public Law (PL) 91-190, 42 United States Code 4321-4347, as amended by PL 94-52 and 94-83 of 1975, and PL 97-258 of 1982.

Purpose. Based on the Long-Range Facility Plan for the U.S., Federal Courts, Western District of Texas, the purpose of the proposed action is to meet the court's 10-year projected needs for additional judgeships in San Antonio, and by the need to consolidate space to improve efficiency. Under this action, the GSA would acquire one of three sites under consideration in the Downtown San Antonio area for the construction and long-term operation of the new Federal Courthouse. The alternative sites considered by the GSA include the River Site, the HemisFair Site, and the Police Headquarters Site.

Comments. The public comment period is open for 30 days following the publication of this notice in a general circulation newspaper. Comments on the Draft EA must be received (or postmarked) within the 30-day period. Comments should be directed to Ms. Karla Carmichael of GSA Region 7, Public Buildings Service, 819 Taylor Street, Fort Worth, Texas 76102, sa.courthouse.comments@gsa.gov. Copies of the Draft EA are available for review by the public at the City of San Antonio Central Library, 600 Soledad Street, San Antonio, Texas 78205, 210-207-2500. The Draft EA can also be reviewed and downloaded at www.gsa.gov/sanantonioch.

SECTION 7.0
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SECTION 8.0
ACRONYMS AND ABBREVIATIONS

$\mu g/m^3$	micrograms per cubic meter
ACHP	Advisory Council on Historic Preservation
ACM	asbestos-containing materials
ADA	Americans with Disabilities Act
AHPA	Archeological and Historic Preservation Act
AIRFA	American Indian Religious Freedom Act
AMSD	approximate minimum search distance
APE	Area of Potential Effect
AQCR	Air Quality Control Region
ARPA	Archeological Resources Protection Act
BMPs	best management practices
C	Commercial
CAA	Clean Air Act
CBD	Central Business District
CEQ	Council on Environmental Quality
CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act
CFR	Code of Federal Regulations
CICA	Competition in Contracting Act
CO	carbon monoxide
CPSC	Consumer Product Safety Commission
D	Downtown
dB	decibel
dBA	"A" weighted decibels
DL	De-listed
DNL	day-night average sound level
E	Endangered
EA	environmental assessment
EDR	Environmental Data Resources
EO	Executive Order
EPCRA	Emergency Planning and Community Right-to-Know Act
ESA	Environmental Site Assessment
FEMA	Federal Emergency Management Agency
FICON	Federal Interagency Committee on Noise
FIRM	Flood Insurance Rate Map
FUDS	Formerly Used Defense Sites
FWPCA	Federal Water Pollution Control Act
FY	Fiscal Year
GSA	General Services Administration
H	Historic District
HE	Historic Exceptional
HOT	Hotel Occupancy Tax
HS	Historic Significant
lb	pound
L_{max}	A-weighted sound level or maximum sound level
LTANKS	Leaking Underground Storage Tank
MDP	Master Development Plan
mg/L	milligrams per liter
NAA	nonattainment areas
NAAQS	National Ambient Air Quality Standards
NAGPRA	Native American Graves Protection and Repatriation Act

NEPA	National Environmental Policy Act
NESHAP	National Emissions Standards for Hazardous Air Pollutants
NHPA	National Historic Preservation Act
NOI	notice of intent
NO_X	nitrous oxides
NPDES	National Pollutant Discharge Elimination System
NRHP	National Register of Historic Places
O	Office
O_3	ozone
OSHA	Occupational Safety and Health Administration
Pb	lead
PBS	Public Buildings Service
PCBs	polychlorinated biphenyls
PEL	permissible exposure limit
PL	Public Law
PM_{10}	particulate matter measuring less than 10 microns in diameter
ppm	parts per million
PT	Federally proposed endangered/threatened
RAP	Remedial Action Plan
RCRA	Resource Conservation and Recovery Act
RCRA-SQG	Resource Conservation and Recovery Act-Small Quantity Generator
REC	recognized environmental condition
RIO	River Overlay Districts
RM	Mixed Residential
ROI	region of influence
SAISD	San Antonio Independent School District
SARA	Superfund Amendments and Reauthorization Act
SAWS	San Antonio Water System
SEL	sound exposure level
SIP	State Implementation Plan
SO_2	sulfur dioxide
SWPPP	Stormwater Pollution Prevention Plan
T	Threatened
TCEQ	Texas Commission on Environmental Quality
THC	Texas Historical Commission
TIA	Traffic Impact Analysis
TIER 2	Tier 2 Chemical Inventory Reports
TPDES	Texas Pollutant Discharge Elimination System
TPWD	Texas Parks and Wildlife Department
TPY	tons per year
TSCA	Toxic Substance Control Act
TSP	total suspended particulates
TX VCP	Texas Voluntary Cleanup Program
UDC	Unified Development Code
USACE	U.S. Army Corps of Engineers
USC	United States Code
USCB	U.S. Census Bureau
USCDG	U.S. Courts Design Guide
USEPA	U.S. Environmental Protection Agency
USFWS	U.S. Fish and Wildlife Service
UST	Underground Storage Tank
VOC	volatile organic compound